Attachment E3

Alternative 4 Air Quality and Greenhouse Gas Emissions Calculations

Table of Contents

8850 Sunset Blvd - Alt 4 Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	8850 Sunset Blvd - Alt 4
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	19.6
Location	8850 Sunset Blvd, West Hollywood, CA 90069, USA
County	Los Angeles-South Coast
City	West Hollywood
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4343
EDFZ	16
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Condo/Townhouse High Rise	78.0	Dwelling Unit	0.40	132,755	0.00	—	125	—

Hotel	90.0	Room	0.43	142,900	0.00	—	—	—
High Turnover (Sit Down Restaurant)	6.75	1000sqft	0.02	6,748	0.00	—	—	—
Quality Restaurant	22.2	1000sqft	0.07	22,171	0.00	—	—	—
Enclosed Parking with Elevator	96.6	1000sqft	0.00	96,633	0.00	—	—	—
City Park	0.38	Acre	0.00	0.00	16,657	16,657	—	—
Recreational Swimming Pool	1.72	1000sqft	0.00	1,719	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-1	Increase Residential Density
Transportation	T-2	Increase Job Density
Transportation	T-3	Provide Transit-Oriented Development
Transportation	T-4	Integrate A ordable and Below Market Rate Housing
Energy	E-1	Buildings Exceed 2019 Title 24 Building Envelope Energy Efficiency Standards
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.5	36.0	117	0.25	0.34	20.0	20.4	0.34	5.09	5.43	160	30,108	30,268	17.8	1.04	329	31,352

Mit.	22.8	34.0	93.9	0.19	0.30	14.5	14.8	0.30	3.68	3.98	109	23,829	23,938	12.4	0.80	312	24,800
% Reduced	11%	6%	20%	23%	12%	28%	28%	11%	28%	27%	32%	21%	21%	31%	22%	5%	21%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	23.1	36.5	94.6	0.24	0.33	20.0	20.4	0.32	5.09	5.41	160	29,159	29,319	17.9	1.08	271	30,358
Mit.	20.4	34.3	73.0	0.18	0.29	14.5	14.8	0.28	3.68	3.96	109	23,127	23,236	12.4	0.83	271	24,065
% Reduced	12%	6%	23%	23%	13%	28%	28%	12%	28%	27%	32%	21%	21%	31%	23%	< 0.5%	21%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	17.8	9.58	71.7	0.15	0.24	13.3	13.5	0.24	3.37	3.61	160	19,673	19,834	17.5	0.82	287	20,803
Mit.	15.4	7.83	54.9	0.11	0.21	9.38	9.59	0.21	2.38	2.60	109	15,293	15,402	12.1	0.64	282	16,176
% Reduced	13%	18%	23%	27%	13%	29%	29%	12%	29%	28%	32%	22%	22%	31%	23%	2%	22%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.26	1.75	13.1	0.03	0.04	2.42	2.47	0.04	0.61	0.66	26.6	3,257	3,284	2.90	0.14	47.4	3,444
Mit.	2.82	1.43	10.0	0.02	0.04	1.71	1.75	0.04	0.43	0.47	18.1	2,532	2,550	2.01	0.11	46.6	2,678
% Reduced	13%	18%	23%	27%	13%	29%	29%	12%	29%	28%	32%	22%	22%	31%	23%	2%	22%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	9.90	7.06	84.4	0.21	0.13	20.0	20.2	0.12	5.09	5.21	—	21,474	21,474	0.99	0.83	59.5	21,805

Area	9.51	0.14	16.2	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	60.2	60.2	< 0.005	< 0.005	—	60.4
Energy	0.10	1.86	1.48	0.01	0.14	—	0.14	0.14	—	0.14	—	5,293	5,293	0.49	0.04	—	5,317
Water	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Waste	—	—	—	—	—	—	—	—	—	—	103	0.00	103	10.3	0.00	—	360
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Stationary	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	25.5	36.0	117	0.25	0.34	20.0	20.4	0.34	5.09	5.43	160	30,108	30,268	17.8	1.04	329	31,352
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	9.79	7.72	77.8	0.20	0.13	20.0	20.2	0.12	5.09	5.21	—	20,585	20,585	1.03	0.87	1.54	20,872
Area	7.19	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.10	1.86	1.48	0.01	0.14	—	0.14	0.14	—	0.14	—	5,293	5,293	0.49	0.04	—	5,317
Water	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Waste	—	—	—	—	—	—	—	—	—	—	103	0.00	103	10.3	0.00	—	360
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Stationary	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	23.1	36.5	94.6	0.24	0.33	20.0	20.4	0.32	5.09	5.41	160	29,159	29,319	17.9	1.08	271	30,358
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	8.55	5.77	58.1	0.14	0.09	13.3	13.4	0.08	3.37	3.45	—	13,931	13,931	0.80	0.64	17.0	14,158
Area	8.78	0.10	11.1	< 0.005	0.01	—	0.01	0.02	—	0.02	0.00	41.2	41.2	< 0.005	< 0.005	—	41.3
Energy	0.10	1.86	1.48	0.01	0.14	—	0.14	0.14	—	0.14	—	5,293	5,293	0.49	0.04	—	5,317
Water	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Waste	—	—	—	—	—	—	—	—	—	—	103	0.00	103	10.3	0.00	—	360
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Stationary	0.41	1.85	1.05	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	211	211	0.01	< 0.005	0.00	212

Total	17.8	9.58	71.7	0.15	0.24	13.3	13.5	0.24	3.37	3.61	160	19,673	19,834	17.5	0.82	287	20,803
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.56	1.05	10.6	0.02	0.02	2.42	2.44	0.01	0.61	0.63	—	2,306	2,306	0.13	0.11	2.81	2,344
Area	1.60	0.02	2.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.82	6.82	< 0.005	< 0.005	—	6.85
Energy	0.02	0.34	0.27	< 0.005	0.03	—	0.03	0.03	—	0.03	—	876	876	0.08	0.01	—	880
Water	—	—	—	—	—	—	—	—	—	—	9.54	32.6	42.1	0.98	0.02	—	73.7
Waste	—	—	—	—	—	—	—	—	—	—	17.0	0.00	17.0	1.70	0.00	—	59.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	44.6	44.6
Stationary	0.08	0.34	0.19	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	35.0	35.0	< 0.005	< 0.005	0.00	35.1
Total	3.26	1.75	13.1	0.03	0.04	2.42	2.47	0.04	0.61	0.66	26.6	3,257	3,284	2.90	0.14	47.4	3,444

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.16	5.10	60.9	0.15	0.09	14.5	14.6	0.08	3.68	3.76	—	15,504	15,504	0.72	0.60	42.9	15,744
Area	9.51	0.14	16.2	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	60.2	60.2	< 0.005	< 0.005	—	60.4
Energy	0.10	1.78	1.42	0.01	0.14	—	0.14	0.14	—	0.14	—	4,984	4,984	0.46	0.04	—	5,006
Water	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Waste	—	—	—	—	—	—	—	—	—	—	51.4	0.00	51.4	5.14	0.00	—	180
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Stationary	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	22.8	34.0	93.9	0.19	0.30	14.5	14.8	0.30	3.68	3.98	109	23,829	23,938	12.4	0.80	312	24,800

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.08	5.58	56.2	0.15	0.09	14.5	14.6	0.08	3.68	3.76	—	14,862	14,862	0.74	0.63	1.11	15,070
Area	7.19	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.10	1.78	1.42	0.01	0.14	—	0.14	0.14	—	0.14	—	4,984	4,984	0.46	0.04	—	5,006
Water	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Waste	—	—	—	—	—	—	—	—	—	—	51.4	0.00	51.4	5.14	0.00	—	180
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Stationary	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	20.4	34.3	73.0	0.18	0.29	14.5	14.8	0.28	3.68	3.96	109	23,127	23,236	12.4	0.83	271	24,065
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.15	4.11	41.4	0.10	0.06	9.38	9.44	0.06	2.38	2.44	—	9,860	9,860	0.57	0.45	12.0	10,022
Area	8.78	0.10	11.1	< 0.005	0.01	—	0.01	0.02	—	0.02	0.00	41.2	41.2	< 0.005	< 0.005	—	41.3
Energy	0.10	1.78	1.42	0.01	0.14	—	0.14	0.14	—	0.14	—	4,984	4,984	0.46	0.04	—	5,006
Water	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Waste	—	—	—	—	—	—	—	—	—	—	51.4	0.00	51.4	5.14	0.00	—	180
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Stationary	0.41	1.85	1.05	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	211	211	0.01	< 0.005	0.00	212
Total	15.4	7.83	54.9	0.11	0.21	9.38	9.59	0.21	2.38	2.60	109	15,293	15,402	12.1	0.64	282	16,176
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.12	0.75	7.55	0.02	0.01	1.71	1.72	0.01	0.43	0.45	—	1,632	1,632	0.09	0.08	1.99	1,659
Area	1.60	0.02	2.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.82	6.82	< 0.005	< 0.005	—	6.85
Energy	0.02	0.32	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	825	825	0.08	0.01	—	829
Water	—	—	—	—	—	—	—	—	—	—	9.54	32.6	42.1	0.98	0.02	—	73.7
Waste	—	—	—	—	—	—	—	—	—	—	8.52	0.00	8.52	0.85	0.00	—	29.8

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	44.6	44.6
Stationary	0.08	0.34	0.19	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	35.0	35.0	< 0.005	< 0.005	0.00	35.1
Total	2.82	1.43	10.0	0.02	0.04	1.71	1.75	0.04	0.43	0.47	18.1	2,532	2,550	2.01	0.11	46.6	2,678

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	1.46	1.06	12.7	0.03	0.02	3.03	3.05	0.02	0.77	0.79	—	3,241	3,241	0.15	0.12	8.98	3,291
Hotel	1.75	1.25	14.9	0.04	0.02	3.54	3.56	0.02	0.90	0.92	—	3,791	3,791	0.18	0.15	10.5	3,849
High Turnover (Sit Down Restaurant)	0.39	0.28	3.35	0.01	< 0.005	0.80	0.80	< 0.005	0.20	0.21	—	852	852	0.04	0.03	2.36	865
Quality Restaurant	6.29	4.47	53.5	0.13	0.08	12.7	12.8	0.07	3.22	3.30	—	13,590	13,590	0.63	0.53	37.6	13,800
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Recreational Swimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	9.90	7.06	84.4	0.21	0.13	20.0	20.2	0.12	5.09	5.21	—	21,474	21,474	0.99	0.83	59.5	21,805
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	1.45	1.16	11.7	0.03	0.02	3.03	3.05	0.02	0.77	0.79	—	3,107	3,107	0.15	0.13	0.23	3,150
Hotel	1.73	1.36	13.7	0.04	0.02	3.54	3.56	0.02	0.90	0.92	—	3,634	3,634	0.18	0.15	0.27	3,684
High Turnover (Sit Down Restaurant)	0.39	0.31	3.09	0.01	< 0.005	0.80	0.80	< 0.005	0.20	0.21	—	817	817	0.04	0.03	0.06	828
Quality Restaurant	6.22	4.89	49.3	0.13	0.08	12.7	12.8	0.07	3.22	3.30	—	13,027	13,027	0.65	0.55	0.98	13,209
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	9.79	7.72	77.8	0.20	0.13	20.0	20.2	0.12	5.09	5.21	—	20,585	20,585	1.03	0.87	1.54	20,872
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.26	0.21	2.13	0.01	< 0.005	0.54	0.54	< 0.005	0.14	0.14	—	506	506	0.02	0.02	0.62	514
Hotel	0.30	0.24	2.47	0.01	< 0.005	0.62	0.62	< 0.005	0.16	0.16	—	584	584	0.03	0.02	0.72	592

High Turnover (Sit Down Restaurant)	0.05	0.03	0.33	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	68.0	68.0	< 0.005	< 0.005	0.08	69.1
Quality Restaurant	0.95	0.57	5.68	0.01	0.01	1.19	1.20	0.01	0.30	0.31	—	1,149	1,149	0.07	0.06	1.39	1,169
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.56	1.05	10.6	0.02	0.02	2.42	2.44	0.01	0.61	0.63	—	2,306	2,306	0.13	0.11	2.81	2,344

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.80	0.58	6.92	0.02	0.01	1.65	1.66	0.01	0.42	0.43	—	1,770	1,770	0.08	0.07	4.90	1,797
Hotel	1.32	0.94	11.2	0.03	0.02	2.67	2.68	0.02	0.68	0.69	—	2,855	2,855	0.13	0.11	7.91	2,900
High Turnover (Sit Down Restaurant)	0.30	0.21	2.53	0.01	< 0.005	0.60	0.60	< 0.005	0.15	0.16	—	642	642	0.03	0.02	1.78	652
Quality Restaurant	4.74	3.37	40.3	0.10	0.06	9.56	9.62	0.06	2.43	2.48	—	10,237	10,237	0.47	0.40	28.3	10,395

Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	7.16	5.10	60.9	0.15	0.09	14.5	14.6	0.08	3.68	3.76	—	15,504	15,504	0.72	0.60	42.9	15,744
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.79	0.63	6.37	0.02	0.01	1.65	1.66	0.01	0.42	0.43	—	1,696	1,696	0.08	0.07	0.13	1,720
Hotel	1.31	1.03	10.4	0.03	0.02	2.67	2.68	0.02	0.68	0.69	—	2,737	2,737	0.14	0.12	0.20	2,775
High Turnover (Sit Down Restaurant)	0.29	0.23	2.33	0.01	< 0.005	0.60	0.60	< 0.005	0.15	0.16	—	615	615	0.03	0.03	0.05	624
Quality Restaurant	4.69	3.68	37.1	0.10	0.06	9.56	9.62	0.06	2.43	2.48	—	9,813	9,813	0.49	0.42	0.73	9,950
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	7.08	5.58	56.2	0.15	0.09	14.5	14.6	0.08	3.68	3.76	—	14,862	14,862	0.74	0.63	1.11	15,070
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/To High Rise	0.14	0.11	1.16	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	276	276	0.01	0.01	0.34	280
Hotel	0.23	0.18	1.86	< 0.005	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	440	440	0.02	0.02	0.54	446
High Turnover (Sit Down Restaurant)	0.04	0.02	0.25	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	51.2	51.2	< 0.005	< 0.005	0.06	52.1
Quality Restaurant	0.72	0.43	4.28	0.01	0.01	0.90	0.90	0.01	0.23	0.23	—	865	865	0.06	0.04	1.04	881
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.12	0.75	7.55	0.02	0.01	1.71	1.72	0.01	0.43	0.45	—	1,632	1,632	0.09	0.08	1.99	1,659

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	243	243	0.02	< 0.005	—	244
Hotel	—	—	—	—	—	—	—	—	—	—	—	1,583	1,583	0.15	0.02	—	1,593

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	208	208	0.02	< 0.005	—	210
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	685	685	0.07	0.01	—	689
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	338	338	0.03	< 0.005	—	340
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3,058	3,058	0.29	0.04	—	3,076
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	243	243	0.02	< 0.005	—	244
Hotel	—	—	—	—	—	—	—	—	—	—	—	1,583	1,583	0.15	0.02	—	1,593
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	208	208	0.02	< 0.005	—	210
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	685	685	0.07	0.01	—	689
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	338	338	0.03	< 0.005	—	340
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

Recreational	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3,058	3,058	0.29	0.04	—	3,076
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	40.2	40.2	< 0.005	< 0.005	—	40.5
Hotel	—	—	—	—	—	—	—	—	—	—	—	262	262	0.02	< 0.005	—	264
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	34.5	34.5	< 0.005	< 0.005	—	34.7
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	114
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	56.0	56.0	0.01	< 0.005	—	56.3
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	506	506	0.05	0.01	—	509

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	240	240	0.02	< 0.005	—	241
Hotel	—	—	—	—	—	—	—	—	—	—	—	1,419	1,419	0.14	0.02	—	1,427
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	199	199	0.02	< 0.005	—	200
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	654	654	0.06	0.01	—	657
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	338	338	0.03	< 0.005	—	340
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2,849	2,849	0.27	0.03	—	2,866
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	240	240	0.02	< 0.005	—	241
Hotel	—	—	—	—	—	—	—	—	—	—	—	1,419	1,419	0.14	0.02	—	1,427
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	199	199	0.02	< 0.005	—	200
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	654	654	0.06	0.01	—	657

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	338	338	0.03	< 0.005	—	340
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2,849	2,849	0.27	0.03	—	2,866
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	39.7	39.7	< 0.005	< 0.005	—	39.9
Hotel	—	—	—	—	—	—	—	—	—	—	—	235	235	0.02	< 0.005	—	236
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	32.9	32.9	< 0.005	< 0.005	—	33.1
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	108	108	0.01	< 0.005	—	109
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	56.0	56.0	0.01	< 0.005	—	56.3
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	472	472	0.04	0.01	—	475

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.01	0.20	0.08	< 0.005	0.02	—	0.02	0.02	—	0.02	—	248	248	0.02	< 0.005	—	249
Hotel	0.05	0.93	0.78	0.01	0.07	—	0.07	0.07	—	0.07	—	1,109	1,109	0.10	< 0.005	—	1,112
High Turnover (Sit Down Restaurant)	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	205	205	0.02	< 0.005	—	205
Quality Restaurant	0.03	0.56	0.47	< 0.005	0.04	—	0.04	0.04	—	0.04	—	673	673	0.06	< 0.005	—	675
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.10	1.86	1.48	0.01	0.14	—	0.14	0.14	—	0.14	—	2,235	2,235	0.20	< 0.005	—	2,241
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.01	0.20	0.08	< 0.005	0.02	—	0.02	0.02	—	0.02	—	248	248	0.02	< 0.005	—	249
Hotel	0.05	0.93	0.78	0.01	0.07	—	0.07	0.07	—	0.07	—	1,109	1,109	0.10	< 0.005	—	1,112

High Turnover (Sit Down Restaurant)	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	205	205	0.02	< 0.005	—	205
Quality Restaurant	0.03	0.56	0.47	< 0.005	0.04	—	0.04	0.04	—	0.04	—	673	673	0.06	< 0.005	—	675
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.10	1.86	1.48	0.01	0.14	—	0.14	0.14	—	0.14	—	2,235	2,235	0.20	< 0.005	—	2,241
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	41.1	41.1	< 0.005	< 0.005	—	41.2
Hotel	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	184	184	0.02	< 0.005	—	184
High Turnover (Sit Down Restaurant)	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	33.9	33.9	< 0.005	< 0.005	—	34.0
Quality Restaurant	0.01	0.10	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Recreational Swimming	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.34	0.27	< 0.005	0.03	—	0.03	0.03	—	0.03	—	370	370	0.03	< 0.005	—	371

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	213	213	0.02	< 0.005	—	214
Hotel	0.05	0.88	0.74	0.01	0.07	—	0.07	0.07	—	0.07	—	1,049	1,049	0.09	< 0.005	—	1,052
High Turnover (Sit Down Restaurant)	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	203	203	0.02	< 0.005	—	204
Quality Restaurant	0.03	0.56	0.47	< 0.005	0.04	—	0.04	0.04	—	0.04	—	669	669	0.06	< 0.005	—	670
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.10	1.78	1.42	0.01	0.14	—	0.14	0.14	—	0.14	—	2,134	2,134	0.19	< 0.005	—	2,140

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	0.01	0.17	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	213	213	0.02	< 0.005	—	214
Hotel	0.05	0.88	0.74	0.01	0.07	—	0.07	0.07	—	0.07	—	1,049	1,049	0.09	< 0.005	—	1,052
High Turnover (Sit Down Restaurant)	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	203	203	0.02	< 0.005	—	204
Quality Restaurant	0.03	0.56	0.47	< 0.005	0.04	—	0.04	0.04	—	0.04	—	669	669	0.06	< 0.005	—	670
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.10	1.78	1.42	0.01	0.14	—	0.14	0.14	—	0.14	—	2,134	2,134	0.19	< 0.005	—	2,140
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	35.3	35.3	< 0.005	< 0.005	—	35.4
Hotel	0.01	0.16	0.13	< 0.005	0.01	—	0.01	0.01	—	0.01	—	174	174	0.02	< 0.005	—	174
High Turnover (Sit Down Restaurant)	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	33.7	33.7	< 0.005	< 0.005	—	33.8
Quality Restaurant	0.01	0.10	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	111

Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.32	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	353	353	0.03	< 0.005	—	354

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	6.53	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.66	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	2.32	0.14	16.2	< 0.005	0.02	—	0.02	0.02	—	0.02	—	60.2	60.2	< 0.005	< 0.005	—	60.4
Total	9.51	0.14	16.2	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	60.2	60.2	< 0.005	< 0.005	—	60.4

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	6.53	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.66	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	7.19	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	1.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.29	0.02	2.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.82	6.82	< 0.005	< 0.005	—	6.85
Total	1.60	0.02	2.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.82	6.82	< 0.005	< 0.005	—	6.85

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Consumer	6.53	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.66	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	2.32	0.14	16.2	< 0.005	0.02	—	0.02	0.02	—	0.02	—	60.2	60.2	< 0.005	< 0.005	—	60.4
Total	9.51	0.14	16.2	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	60.2	60.2	< 0.005	< 0.005	—	60.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	6.53	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.66	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	7.19	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	1.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.29	0.02	2.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.82	6.82	< 0.005	< 0.005	—	6.85
Total	1.60	0.02	2.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.82	6.82	< 0.005	< 0.005	—	6.85

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	7.89	26.6	34.5	0.81	0.02	—	60.6
Hotel	—	—	—	—	—	—	—	—	—	—	12.7	42.8	55.5	1.31	0.03	—	97.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	1.82	6.14	7.96	0.19	< 0.005	—	14.0
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	24.4	82.4	107	2.51	0.06	—	188
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	2.61	2.61	< 0.005	< 0.005	—	2.63
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	10.8	36.3	47.1	1.11	0.03	—	82.8
Total	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	7.89	26.6	34.5	0.81	0.02	—	60.6
Hotel	—	—	—	—	—	—	—	—	—	—	12.7	42.8	55.5	1.31	0.03	—	97.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	1.82	6.14	7.96	0.19	< 0.005	—	14.0
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	24.4	82.4	107	2.51	0.06	—	188
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	2.61	2.61	< 0.005	< 0.005	—	2.63
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	10.8	36.3	47.1	1.11	0.03	—	82.8
Total	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	1.31	4.40	5.71	0.13	< 0.005	—	10.0
Hotel	—	—	—	—	—	—	—	—	—	—	2.10	7.08	9.18	0.22	0.01	—	16.1
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.30	1.02	1.32	0.03	< 0.005	—	2.32
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	4.05	13.6	17.7	0.42	0.01	—	31.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

City Park	—	—	—	—	—	—	—	—	—	—	0.00	0.43	0.43	< 0.005	< 0.005	—	0.44
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	1.79	6.01	7.80	0.18	< 0.005	—	13.7
Total	—	—	—	—	—	—	—	—	—	—	9.54	32.6	42.1	0.98	0.02	—	73.7

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	7.89	26.6	34.5	0.81	0.02	—	60.6
Hotel	—	—	—	—	—	—	—	—	—	—	12.7	42.8	55.5	1.31	0.03	—	97.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	1.82	6.14	7.96	0.19	< 0.005	—	14.0
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	24.4	82.4	107	2.51	0.06	—	188
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	2.61	2.61	< 0.005	< 0.005	—	2.63
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	10.8	36.3	47.1	1.11	0.03	—	82.8

Total	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	7.89	26.6	34.5	0.81	0.02	—	60.6
Hotel	—	—	—	—	—	—	—	—	—	—	12.7	42.8	55.5	1.31	0.03	—	97.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	1.82	6.14	7.96	0.19	< 0.005	—	14.0
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	24.4	82.4	107	2.51	0.06	—	188
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	2.61	2.61	< 0.005	< 0.005	—	2.63
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	10.8	36.3	47.1	1.11	0.03	—	82.8
Total	—	—	—	—	—	—	—	—	—	—	57.6	197	254	5.93	0.14	—	445
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	1.31	4.40	5.71	0.13	< 0.005	—	10.0
Hotel	—	—	—	—	—	—	—	—	—	—	2.10	7.08	9.18	0.22	0.01	—	16.1
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.30	1.02	1.32	0.03	< 0.005	—	2.32

Quality Restaurant	—	—	—	—	—	—	—	—	—	—	4.05	13.6	17.7	0.42	0.01	—	31.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	0.43	0.43	< 0.005	< 0.005	—	0.44
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	1.79	6.01	7.80	0.18	< 0.005	—	13.7
Total	—	—	—	—	—	—	—	—	—	—	9.54	32.6	42.1	0.98	0.02	—	73.7

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	16.8	0.00	16.8	1.68	0.00	—	58.9
Hotel	—	—	—	—	—	—	—	—	—	—	26.6	0.00	26.6	2.65	0.00	—	92.9
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	43.3	0.00	43.3	4.33	0.00	—	151
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	10.9	0.00	10.9	1.09	0.00	—	38.1

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.06
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	5.28	0.00	5.28	0.53	0.00	—	18.5
Total	—	—	—	—	—	—	—	—	—	—	103	0.00	103	10.3	0.00	—	360
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	16.8	0.00	16.8	1.68	0.00	—	58.9
Hotel	—	—	—	—	—	—	—	—	—	—	26.6	0.00	26.6	2.65	0.00	—	92.9
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	43.3	0.00	43.3	4.33	0.00	—	151
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	10.9	0.00	10.9	1.09	0.00	—	38.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.06
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	5.28	0.00	5.28	0.53	0.00	—	18.5
Total	—	—	—	—	—	—	—	—	—	—	103	0.00	103	10.3	0.00	—	360
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/To High Rise	—	—	—	—	—	—	—	—	—	—	2.79	0.00	2.79	0.28	0.00	—	9.75
Hotel	—	—	—	—	—	—	—	—	—	—	4.40	0.00	4.40	0.44	0.00	—	15.4
High Turnover (Sit Down Restauran	—	—	—	—	—	—	—	—	—	—	7.17	0.00	7.17	0.72	0.00	—	25.1
Quality Restauran	—	—	—	—	—	—	—	—	—	—	1.81	0.00	1.81	0.18	0.00	—	6.32
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	< 0.005	0.00	< 0.005	< 0.005	0.00	—	0.01
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.87	0.00	0.87	0.09	0.00	—	3.06
Total	—	—	—	—	—	—	—	—	—	—	17.0	0.00	17.0	1.70	0.00	—	59.6

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	8.41	0.00	8.41	0.84	0.00	—	29.4
Hotel	—	—	—	—	—	—	—	—	—	—	13.3	0.00	13.3	1.33	0.00	—	46.5

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	21.6	0.00	21.6	2.16	0.00	—	75.7
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	5.45	0.00	5.45	0.54	0.00	—	19.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.03
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	2.64	0.00	2.64	0.26	0.00	—	9.24
Total	—	—	—	—	—	—	—	—	—	—	51.4	0.00	51.4	5.14	0.00	—	180
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	8.41	0.00	8.41	0.84	0.00	—	29.4
Hotel	—	—	—	—	—	—	—	—	—	—	13.3	0.00	13.3	1.33	0.00	—	46.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	21.6	0.00	21.6	2.16	0.00	—	75.7
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	5.45	0.00	5.45	0.54	0.00	—	19.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.03

Recreational	—	—	—	—	—	—	—	—	—	—	2.64	0.00	2.64	0.26	0.00	—	9.24
Total	—	—	—	—	—	—	—	—	—	—	51.4	0.00	51.4	5.14	0.00	—	180
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	1.39	0.00	1.39	0.14	0.00	—	4.87
Hotel	—	—	—	—	—	—	—	—	—	—	2.20	0.00	2.20	0.22	0.00	—	7.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	3.58	0.00	3.58	0.36	0.00	—	12.5
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	0.90	0.00	0.90	0.09	0.00	—	3.16
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	< 0.005	0.00	< 0.005	< 0.005	0.00	—	0.01
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.44	0.00	0.44	0.04	0.00	—	1.53
Total	—	—	—	—	—	—	—	—	—	—	8.52	0.00	8.52	0.85	0.00	—	29.8

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	223	223
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.5	10.5
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	34.7	34.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	223	223
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.5	10.5
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	34.7	34.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00

Recreational	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.0	37.0
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.75	1.75
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.74	5.74
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	44.6	44.6

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	223	223

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.5	10.5
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	34.7	34.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	223	223
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.5	10.5
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	34.7	34.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	270	270
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37.0	37.0
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.75	1.75
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.74	5.74
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	44.6	44.6

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095

Total	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.08	0.34	0.19	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	35.0	35.0	< 0.005	< 0.005	0.00	35.1
Total	0.08	0.34	0.19	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	35.0	35.0	< 0.005	< 0.005	0.00	35.1

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Emergency Generato	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Total	6.03	27.0	15.4	0.03	0.06	0.00	0.06	0.06	0.00	0.06	0.00	3,084	3,084	0.12	0.02	0.00	3,095
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.08	0.34	0.19	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	35.0	35.0	< 0.005	< 0.005	0.00	35.1
Total	0.08	0.34	0.19	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	35.0	35.0	< 0.005	< 0.005	0.00	35.1

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse High Rise	481	470	401	170,861	4,270	4,166	3,557	1,515,953

Hotel	579	581	422	203,154	4,974	4,990	3,628	1,746,164
High Turnover (Sit Down Restaurant)	105	131	109	39,792	354	1,122	934	199,600
Quality Restaurant	1,984	2,081	1,592	708,792	6,594	17,888	13,681	3,365,175
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse High Rise	263	256	219	93,293	2,331	2,275	1,942	827,735
Hotel	436	437	318	153,033	3,747	3,759	2,733	1,315,362
High Turnover (Sit Down Restaurant)	78.9	98.3	81.8	29,975	267	845	703	150,356
Quality Restaurant	1,495	1,568	1,199	533,923	4,967	13,475	10,306	2,534,943
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)

Condo/Townhouse High Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	78
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse High Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	78
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

268828.875	89,610	257,729	85,910	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse High Rise	256,113	346	0.0330	0.0040	774,178
Hotel	1,669,486	346	0.0330	0.0040	3,459,702
High Turnover (Sit Down Restaurant)	219,783	346	0.0330	0.0040	639,236
Quality Restaurant	722,111	346	0.0330	0.0040	2,100,251
Enclosed Parking with Elevator	356,714	346	0.0330	0.0040	0.00
City Park	0.00	346	0.0330	0.0040	0.00
Recreational Swimming Pool	0.00	346	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse High Rise	252,912	346	0.0330	0.0040	665,479
Hotel	1,495,828	346	0.0330	0.0040	3,273,153
High Turnover (Sit Down Restaurant)	209,709	346	0.0330	0.0040	634,919
Quality Restaurant	689,012	346	0.0330	0.0040	2,086,067
Enclosed Parking with Elevator	356,714	346	0.0330	0.0040	0.00
City Park	0.00	346	0.0330	0.0040	0.00
Recreational Swimming Pool	0.00	346	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse High Rise	4,117,200	0.00
Hotel	6,625,480	0.00
High Turnover (Sit Down Restaurant)	951,190	0.00
Quality Restaurant	12,756,750	0.00
Enclosed Parking with Elevator	0.00	0.00
City Park	0.00	519,128
Recreational Swimming Pool	5,626,475	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse High Rise	4,117,200	0.00
Hotel	6,625,480	0.00

High Turnover (Sit Down Restaurant)	951,190	0.00
Quality Restaurant	12,756,750	0.00
Enclosed Parking with Elevator	0.00	0.00
City Park	0.00	519,128
Recreational Swimming Pool	5,626,475	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse High Rise	31.2	—
Hotel	49.3	—
High Turnover (Sit Down Restaurant)	80.3	—
Quality Restaurant	20.2	—
Enclosed Parking with Elevator	0.00	—
City Park	0.03	—
Recreational Swimming Pool	9.80	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse High Rise	15.6	—
Hotel	24.6	—
High Turnover (Sit Down Restaurant)	40.2	—
Quality Restaurant	10.1	—
Enclosed Parking with Elevator	0.00	—
City Park	0.02	—
Recreational Swimming Pool	4.90	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Quality Restaurant	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Quality Restaurant	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Quality Restaurant	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

Recreational Swimming Pool	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Recreational Swimming Pool	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Quality Restaurant	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Quality Restaurant	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Quality Restaurant	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Recreational Swimming Pool	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Recreational Swimming Pool	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Emergency Generator	Diesel	1.00	2.00	50.0	1,341	1.00

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.73	annual days of extreme heat
Extreme Precipitation	7.05	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.30	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Exposure Indicators	—
AQ-Ozone	62.5
AQ-PM	63.9
AQ-DPM	81.3
Drinking Water	78.7
Lead Risk Housing	35.9
Pesticides	0.00
Toxic Releases	72.7
Traffic	69.4
Effect Indicators	—
CleanUp Sites	62.9
Groundwater	35.7
Haz Waste Facilities/Generators	8.76
Impaired Water Bodies	0.00
Solid Waste	24.8
Sensitive Population	—
Asthma	11.5
Cardio-vascular	27.0
Low Birth Weights	15.9
Socioeconomic Factor Indicators	—
Education	2.71
Housing	68.5
Linguistic	5.64
Poverty	38.3
Unemployment	40.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	63.96766329
Employed	98.57564481
Median HI	61.97869883
Education	—
Bachelor's or higher	85.82060824
High school enrollment	100
Preschool enrollment	82.39445656
Transportation	—
Auto Access	65.16104196
Active commuting	64.04465546
Social	—
2-parent households	36.69960221
Voting	53.66354421
Neighborhood	—
Alcohol availability	9.303220839
Park access	25.97202618
Retail density	97.97253946
Supermarket access	79.28910561
Tree canopy	62.71012447
Housing	—
Homeownership	22.34056204
Housing habitability	26.13884255
Low-inc homeowner severe housing cost burden	6.339022199
Low-inc renter severe housing cost burden	66.2517644
Uncrowded housing	77.4541255

Health Outcomes	—
Insured adults	52.90645451
Arthritis	0.0
Asthma ER Admissions	88.5
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	70.2
Cognitively Disabled	94.6
Physically Disabled	10.4
Heart Attack ER Admissions	94.1
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	99.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.1
SLR Inundation Area	0.0

Children	97.0
Elderly	29.9
English Speaking	58.8
Foreign-born	40.0
Outdoor Workers	70.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	14.4
Traffic Density	59.2
Traffic Access	74.5
Other Indices	—
Hardship	4.9
Other Decision Support	—
2016 Voting	42.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	25.0
Healthy Places Index Score for Project Location (b)	77.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Square feet of uses based on input from applicant. Landscaping modeled as "City Park", Viper Room modeled as "High Turnover Restaurant". Population based on 1.6 persons/du per SCAG
Operations: Vehicle Data	Adjusted weekday trip generation rate to match traffic report. Adjusted Saturday and Sunday trip generation proportionally to weekday change
Operations: Hearths	No woodstoves or fireplaces assumed
Operations: Water and Waste Water	Adjusted indoor water use based on the 8850 Sunset Sewer Capacity Study (2023). City Park use represents extensive landscaping for the project.
Operations: Emergency Generators and Fire Pumps	Assumes 50 hours of testing/maintenance for the generator with 100% load
Operations: Generators + Pumps EF	PM emission factors adjusted to 0.01 g/hp-hr pursuant to SCAQMD Rule 1470, since the project is located within 100 meters of the West Hollywood Elementary School

8850 Sunset Blvd - Existing Baseline Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	8850 Sunset Blvd - Existing Baseline
Operational Year	2019
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	19.6
Location	8850 Sunset Blvd, West Hollywood, CA 90069, USA
County	Los Angeles-South Coast
City	West Hollywood
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4343
EDFZ	16
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
High Turnover (Sit Down Restaurant)	3.02	1000sqft	0.07	3,019	0.00	—	—	—

Regional Shopping Center	13.9	1000sqft	0.22	13,862	0.00	—	—	—
Parking Lot	27.4	1000sqft	0.63	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-3	Provide Transit-Oriented Development
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.35	3.51	2.33	20.6	0.03	0.04	2.31	2.35	0.04	0.59	0.63	33.4	3,526	3,560	3.63	0.18	19.7	3,723
Mit.	2.64	2.85	1.84	16.2	0.02	0.03	1.80	1.83	0.03	0.46	0.49	19.8	2,867	2,887	2.22	0.14	16.4	3,001
% Reduced	21%	19%	21%	21%	22%	18%	22%	22%	17%	22%	22%	41%	19%	19%	39%	20%	17%	19%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.15	3.31	2.53	19.0	0.03	0.04	2.31	2.35	0.04	0.59	0.62	33.4	3,394	3,427	3.65	0.19	5.17	3,579
Mit.	2.46	2.68	1.99	14.9	0.02	0.03	1.80	1.83	0.03	0.46	0.49	19.8	2,763	2,782	2.23	0.15	5.09	2,888
% Reduced	22%	19%	21%	22%	22%	18%	22%	22%	18%	22%	22%	41%	19%	19%	39%	20%	2%	19%

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.53	2.75	1.88	14.7	0.02	0.03	1.60	1.63	0.03	0.41	0.44	33.4	2,556	2,589	3.59	0.14	9.26	2,730
Mit.	1.99	2.25	1.49	11.6	0.02	0.03	1.25	1.27	0.03	0.32	0.34	19.8	2,109	2,129	2.18	0.11	8.28	2,226
% Reduced	21%	18%	21%	21%	21%	16%	22%	22%	16%	22%	22%	41%	17%	18%	39%	19%	11%	18%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.46	0.50	0.34	2.68	< 0.005	0.01	0.29	0.30	0.01	0.07	0.08	5.53	423	429	0.59	0.02	1.53	452
Mit.	0.36	0.41	0.27	2.11	< 0.005	< 0.005	0.23	0.23	< 0.005	0.06	0.06	3.28	349	353	0.36	0.02	1.37	369
% Reduced	21%	18%	21%	21%	21%	16%	22%	22%	16%	22%	22%	41%	17%	18%	39%	19%	11%	18%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.21	2.97	2.23	19.8	0.03	0.03	2.31	2.34	0.03	0.59	0.62	—	2,998	2,998	0.25	0.16	14.9	3,066
Area	0.13	0.53	0.01	0.73	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.02	3.02	< 0.005	< 0.005	—	3.03
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	493	493	0.03	< 0.005	—	495
Water	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Waste	—	—	—	—	—	—	—	—	—	—	—	27.2	0.00	27.2	2.72	0.00	—	95.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Total	3.35	3.51	2.33	20.6	0.03	0.04	2.31	2.35	0.04	0.59	0.63	33.4	3,526	3,560	3.63	0.18	19.7	3,723
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	3.14	2.90	2.43	19.0	0.03	0.03	2.31	2.34	0.03	0.59	0.62	—	2,869	2,869	0.26	0.17	0.39	2,925
Area	—	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	493	493	0.03	< 0.005	—	495
Water	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Waste	—	—	—	—	—	—	—	—	—	—	—	27.2	0.00	27.2	2.72	0.00	—	95.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Total	3.15	3.31	2.53	19.0	0.03	0.04	2.31	2.35	0.04	0.59	0.62	33.4	3,394	3,427	3.65	0.19	5.17	3,579
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.43	2.25	1.78	14.1	0.02	0.02	1.60	1.62	0.02	0.41	0.43	—	2,029	2,029	0.20	0.12	4.48	2,074
Area	0.09	0.49	< 0.005	0.50	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.07	2.07	< 0.005	< 0.005	—	2.08
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	493	493	0.03	< 0.005	—	495
Water	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Waste	—	—	—	—	—	—	—	—	—	—	—	27.2	0.00	27.2	2.72	0.00	—	95.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Total	2.53	2.75	1.88	14.7	0.02	0.03	1.60	1.63	0.03	0.41	0.44	33.4	2,556	2,589	3.59	0.14	9.26	2,730
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.44	0.41	0.32	2.57	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	336	336	0.03	0.02	0.74	343
Area	0.02	0.09	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.34
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	81.6	81.6	0.01	< 0.005	—	81.9
Water	—	—	—	—	—	—	—	—	—	—	—	1.02	5.30	6.32	0.11	< 0.005	—	9.71
Waste	—	—	—	—	—	—	—	—	—	—	—	4.50	0.00	4.50	0.45	0.00	—	15.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.79	0.79
Total	0.46	0.50	0.34	2.68	< 0.005	0.01	0.29	0.30	0.01	0.07	0.08	5.53	423	429	0.59	0.02	1.53	452

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.50	2.32	1.74	15.4	0.02	0.03	1.80	1.83	0.02	0.46	0.48	—	2,339	2,339	0.19	0.12	11.7	2,392
Area	0.13	0.53	0.01	0.73	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.02	3.02	< 0.005	< 0.005	—	3.03
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	493	493	0.03	< 0.005	—	495
Water	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Waste	—	—	—	—	—	—	—	—	—	—	—	13.6	0.00	13.6	1.36	0.00	—	47.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Total	2.64	2.85	1.84	16.2	0.02	0.03	1.80	1.83	0.03	0.46	0.49	19.8	2,867	2,887	2.22	0.14	16.4	3,001
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.45	2.26	1.90	14.8	0.02	0.03	1.80	1.83	0.02	0.46	0.48	—	2,238	2,238	0.21	0.13	0.30	2,282
Area	—	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	493	493	0.03	< 0.005	—	495
Water	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Waste	—	—	—	—	—	—	—	—	—	—	—	13.6	0.00	13.6	1.36	0.00	—	47.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Total	2.46	2.68	1.99	14.9	0.02	0.03	1.80	1.83	0.03	0.46	0.49	19.8	2,763	2,782	2.23	0.15	5.09	2,888
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.89	1.76	1.39	11.0	0.02	0.02	1.25	1.27	0.02	0.32	0.33	—	1,582	1,582	0.15	0.10	3.49	1,618
Area	0.09	0.49	< 0.005	0.50	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.07	2.07	< 0.005	< 0.005	—	2.08
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	493	493	0.03	< 0.005	—	495
Water	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Waste	—	—	—	—	—	—	—	—	—	—	—	13.6	0.00	13.6	1.36	0.00	—	47.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79

Total	1.99	2.25	1.49	11.6	0.02	0.03	1.25	1.27	0.03	0.32	0.34	19.8	2,109	2,129	2.18	0.11	8.28	2,226
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.35	0.32	0.25	2.01	< 0.005	< 0.005	0.23	0.23	< 0.005	0.06	0.06	—	262	262	0.03	0.02	0.58	268
Area	0.02	0.09	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.34
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	81.6	81.6	0.01	< 0.005	—	81.9
Water	—	—	—	—	—	—	—	—	—	—	—	1.02	5.30	6.32	0.11	< 0.005	—	9.71
Waste	—	—	—	—	—	—	—	—	—	—	—	2.25	0.00	2.25	0.23	0.00	—	7.88
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.79	0.79
Total	0.36	0.41	0.27	2.11	< 0.005	< 0.005	0.23	0.23	< 0.005	0.06	0.06	3.28	349	353	0.36	0.02	1.37	369

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.31	0.28	0.29	2.63	< 0.005	< 0.005	0.36	0.36	< 0.005	0.09	0.09	—	452	452	0.03	0.02	2.30	461
Regional Shopping Center	2.90	2.69	1.93	17.2	0.02	0.03	1.95	1.98	0.03	0.50	0.52	—	2,546	2,546	0.22	0.14	12.6	2,605
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.21	2.97	2.23	19.8	0.03	0.03	2.31	2.34	0.03	0.59	0.62	—	2,998	2,998	0.25	0.16	14.9	3,066

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.30	0.27	0.32	2.42	< 0.005	< 0.005	0.36	0.36	< 0.005	0.09	0.09	—	432	432	0.03	0.02	0.06	439
Regional Shopping Center	2.84	2.63	2.11	16.5	0.02	0.03	1.95	1.98	0.03	0.50	0.52	—	2,436	2,436	0.23	0.15	0.33	2,486
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.14	2.90	2.43	19.0	0.03	0.03	2.31	2.34	0.03	0.59	0.62	—	2,869	2,869	0.26	0.17	0.39	2,925
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.04	0.04	0.03	0.26	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	36.0	36.0	< 0.005	< 0.005	0.08	36.8
Regional Shopping Center	0.40	0.37	0.29	2.31	< 0.005	< 0.005	0.26	0.26	< 0.005	0.07	0.07	—	300	300	0.03	0.02	0.66	307
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.44	0.41	0.32	2.57	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	336	336	0.03	0.02	0.74	343

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

High Turnover (Sit Down Restaurant)	0.24	0.22	0.23	2.05	< 0.005	< 0.005	0.28	0.28	< 0.005	0.07	0.07	—	353	353	0.02	0.02	1.80	360
Regional Shopping Center	2.26	2.10	1.51	13.4	0.02	0.02	1.52	1.54	0.02	0.39	0.41	—	1,986	1,986	0.17	0.11	9.86	2,032
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.50	2.32	1.74	15.4	0.02	0.03	1.80	1.83	0.02	0.46	0.48	—	2,339	2,339	0.19	0.12	11.7	2,392
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.24	0.21	0.25	1.88	< 0.005	< 0.005	0.28	0.28	< 0.005	0.07	0.07	—	337	337	0.02	0.02	0.05	343
Regional Shopping Center	2.21	2.05	1.64	12.9	0.02	0.02	1.52	1.54	0.02	0.39	0.41	—	1,900	1,900	0.18	0.11	0.26	1,939
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.45	2.26	1.90	14.8	0.02	0.03	1.80	1.83	0.02	0.46	0.48	—	2,238	2,238	0.21	0.13	0.30	2,282
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.03	0.03	0.03	0.20	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	28.1	28.1	< 0.005	< 0.005	0.06	28.7
Regional Shopping Center	0.31	0.29	0.23	1.80	< 0.005	< 0.005	0.20	0.21	< 0.005	0.05	0.05	—	234	234	0.02	0.01	0.52	239
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.35	0.32	0.25	2.01	< 0.005	< 0.005	0.23	0.23	< 0.005	0.06	0.06	—	262	262	0.03	0.02	0.58	268

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	143	143	0.01	< 0.005	—	144
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	201	201	0.01	< 0.005	—	202
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0	< 0.005	< 0.005	—	35.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	381
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	143	143	0.01	< 0.005	—	144
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	201	201	0.01	< 0.005	—	202
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0	< 0.005	< 0.005	—	35.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	381
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	23.7	23.7	< 0.005	< 0.005	—	23.8
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	33.3	33.3	< 0.005	< 0.005	—	33.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	5.80	5.80	< 0.005	< 0.005	—	5.82
Total	—	—	—	—	—	—	—	—	—	—	—	—	62.8	62.8	< 0.005	< 0.005	—	63.1

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	143	143	0.01	< 0.005	—	144
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	201	201	0.01	< 0.005	—	202
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0	< 0.005	< 0.005	—	35.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	381
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	143	143	0.01	< 0.005	—	144
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	201	201	0.01	< 0.005	—	202
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	35.0	35.0	< 0.005	< 0.005	—	35.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	381
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	23.7	23.7	< 0.005	< 0.005	—	23.8
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	33.3	33.3	< 0.005	< 0.005	—	33.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	5.80	5.80	< 0.005	< 0.005	—	5.82
Total	—	—	—	—	—	—	—	—	—	—	—	—	62.8	62.8	< 0.005	< 0.005	—	63.1

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.01	< 0.005	0.08	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	91.7	91.7	0.01	< 0.005	—	91.9

Regional Shopping Center	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.9	21.9	< 0.005	< 0.005	—	21.9
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	114	114	0.01	< 0.005	—	114
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.01	< 0.005	0.08	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	91.7	91.7	0.01	< 0.005	—	91.9
Regional Shopping Center	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.9	21.9	< 0.005	< 0.005	—	21.9
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	114	114	0.01	< 0.005	—	114
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.2	15.2	< 0.005	< 0.005	—	15.2
Regional Shopping Center	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.62	3.62	< 0.005	< 0.005	—	3.63
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.8	18.8	< 0.005	< 0.005	—	18.8

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.01	< 0.005	0.08	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	91.7	91.7	0.01	< 0.005	—	91.9
Regional Shopping Center	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.9	21.9	< 0.005	< 0.005	—	21.9
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	114	114	0.01	< 0.005	—	114
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	0.01	< 0.005	0.08	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	91.7	91.7	0.01	< 0.005	—	91.9
Regional Shopping Center	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.9	21.9	< 0.005	< 0.005	—	21.9
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	114	114	0.01	< 0.005	—	114
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.2	15.2	< 0.005	< 0.005	—	15.2
Regional Shopping Center	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.62	3.62	< 0.005	< 0.005	—	3.63

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.8	18.8	< 0.005	< 0.005	—	18.8

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.36	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.13	0.12	0.01	0.73	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.02	3.02	< 0.005	< 0.005	—	3.03
Total	0.13	0.53	0.01	0.73	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.02	3.02	< 0.005	< 0.005	—	3.03
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.36	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02	0.02	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.34
Total	0.02	0.09	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.34

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.36	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.13	0.12	0.01	0.73	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.02	3.02	< 0.005	< 0.005	—	3.03
Total	0.13	0.53	0.01	0.73	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.02	3.02	< 0.005	< 0.005	—	3.03
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer	—	0.36	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02	0.02	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.34
Total	0.02	0.09	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.34	0.34	< 0.005	< 0.005	—	0.34

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	4.40	22.8	27.2	0.45	0.01	—	41.7

Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	1.78	9.23	11.0	0.18	< 0.005	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	4.40	22.8	27.2	0.45	0.01	—	41.7
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	1.78	9.23	11.0	0.18	< 0.005	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	0.73	3.77	4.50	0.07	< 0.005	—	6.91
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.30	1.53	1.82	0.03	< 0.005	—	2.80
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.02	5.30	6.32	0.11	< 0.005	—	9.71

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	4.40	22.8	27.2	0.45	0.01	—	41.7
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	1.78	9.23	11.0	0.18	< 0.005	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	4.40	22.8	27.2	0.45	0.01	—	41.7
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	1.78	9.23	11.0	0.18	< 0.005	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.18	32.0	38.2	0.64	0.02	—	58.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	0.73	3.77	4.50	0.07	< 0.005	—	6.91
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.30	1.53	1.82	0.03	< 0.005	—	2.80

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.02	5.30	6.32	0.11	< 0.005	—	9.71

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	19.4	0.00	19.4	1.94	0.00	—	67.7
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	7.84	0.00	7.84	0.78	0.00	—	27.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	27.2	0.00	27.2	2.72	0.00	—	95.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	19.4	0.00	19.4	1.94	0.00	—	67.7
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	7.84	0.00	7.84	0.78	0.00	—	27.4

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	27.2	0.00	27.2	2.72	0.00	—	95.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	3.21	0.00	3.21	0.32	0.00	—	11.2
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	1.30	0.00	1.30	0.13	0.00	—	4.54
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	4.50	0.00	4.50	0.45	0.00	—	15.8

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	9.68	0.00	9.68	0.97	0.00	—	33.9
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	3.92	0.00	3.92	0.39	0.00	—	13.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	13.6	0.00	13.6	1.36	0.00	—	47.6

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	9.68	0.00	9.68	0.97	0.00	—	33.9
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	3.92	0.00	3.92	0.39	0.00	—	13.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	13.6	0.00	13.6	1.36	0.00	—	47.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	1.60	0.00	1.60	0.16	0.00	—	5.61
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	0.65	0.00	0.65	0.06	0.00	—	2.27
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.25	0.00	2.25	0.23	0.00	—	7.88

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.72	4.72
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.72	4.72
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.78	0.78
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.79	0.79

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.72	4.72
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.72	4.72
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.79	4.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.78	0.78
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.79	0.79

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year

High Turnover (Sit Down Restaurant)	46.9	58.4	48.6	17,803	159	502	418	89,299
Regional Shopping Center	523	639	292	185,016	2,017	2,755	1,261	735,318
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
High Turnover (Sit Down Restaurant)	36.6	45.5	37.9	13,886	124	391	326	69,655
Regional Shopping Center	408	499	228	144,317	1,573	2,149	983	573,565
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	25,322	8,441	1,647

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
High Turnover (Sit Down Restaurant)	98,329	532	0.0330	0.0040	285,989
Regional Shopping Center	138,017	532	0.0330	0.0040	68,258
Parking Lot	24,040	532	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
High Turnover (Sit Down Restaurant)	98,329	532	0.0330	0.0040	285,989
Regional Shopping Center	138,017	532	0.0330	0.0040	68,258
Parking Lot	24,040	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
High Turnover (Sit Down Restaurant)	2,295,120	0.00
Regional Shopping Center	930,750	0.00
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
High Turnover (Sit Down Restaurant)	2,295,120	0.00
Regional Shopping Center	930,750	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
High Turnover (Sit Down Restaurant)	35.9	—
Regional Shopping Center	14.6	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
High Turnover (Sit Down Restaurant)	18.0	—
Regional Shopping Center	7.28	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.73	annual days of extreme heat

Extreme Precipitation	7.05	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.30	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	62.5
AQ-PM	63.9
AQ-DPM	81.3
Drinking Water	78.7
Lead Risk Housing	35.9
Pesticides	0.00

Toxic Releases	72.7
Traffic	69.4
Effect Indicators	—
CleanUp Sites	62.9
Groundwater	35.7
Haz Waste Facilities/Generators	8.76
Impaired Water Bodies	0.00
Solid Waste	24.8
Sensitive Population	—
Asthma	11.5
Cardio-vascular	27.0
Low Birth Weights	15.9
Socioeconomic Factor Indicators	—
Education	2.71
Housing	68.5
Linguistic	5.64
Poverty	38.3
Unemployment	40.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	63.96766329
Employed	98.57564481
Median HI	61.97869883
Education	—

Bachelor's or higher	85.82060824
High school enrollment	100
Preschool enrollment	82.39445656
Transportation	—
Auto Access	65.16104196
Active commuting	64.04465546
Social	—
2-parent households	36.69960221
Voting	53.66354421
Neighborhood	—
Alcohol availability	9.303220839
Park access	25.97202618
Retail density	97.97253946
Supermarket access	79.28910561
Tree canopy	62.71012447
Housing	—
Homeownership	22.34056204
Housing habitability	26.13884255
Low-inc homeowner severe housing cost burden	6.339022199
Low-inc renter severe housing cost burden	66.2517644
Uncrowded housing	77.4541255
Health Outcomes	—
Insured adults	52.90645451
Arthritis	0.0
Asthma ER Admissions	88.5
High Blood Pressure	0.0
Cancer (excluding skin)	0.0

Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	70.2
Cognitively Disabled	94.6
Physically Disabled	10.4
Heart Attack ER Admissions	94.1
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	99.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.1
SLR Inundation Area	0.0
Children	97.0
Elderly	29.9
English Speaking	58.8
Foreign-born	40.0
Outdoor Workers	70.3
Climate Change Adaptive Capacity	—

Impervious Surface Cover	14.4
Traffic Density	59.2
Traffic Access	74.5
Other Indices	—
Hardship	4.9
Other Decision Support	—
2016 Voting	42.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	25.0
Healthy Places Index Score for Project Location (b)	77.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification

Land Use	Existing land uses to be demolished
Operations: Vehicle Data	Adjusted weekday trip generation rate to match traffic report. Adjusted Saturday and Sunday trip generation proportionally to weekday change
Operations: Water and Waste Water	Adjusted indoor water use based on the 8850 Sunset Sewer Capacity Study (2018). Zeroed out the outdoor water use based on minimal landscaping

8850 Sunset Boulevard, City of West Hollywood
Electricity GHG Emissions Calculator

Equation:

Electricity Emissions =Σi (Utility x Energy Intensity x Size)

Where:

Utility	Carbon intensity of Local Utility (CO2E/kWh)
Energy Intensity	electricity energy intensity for a land use (kWh/sq.ft. or kWh/DU)
Size	size metric (square feet or dwelling units)
i	land use type

Assumptions

PG&E Electricity GHG Intensity Factors

GHG	Units	Intensity
CO_2	lb/MWh	346.20
CH_4	lb/MWh	0.0330
N_2O	lb/MWh	0.0040

1. CO2 Intensity Factor per CalEEMod2022 forecasted factors for year 2028

Emissions Calculations:

Digital Billboard

Electricity Consumption	Annual Electricity Demand (kWh)[1]	Annual Electricity Demand (MWh)[2]	Electricity Emissions (Metric Tons/Year)			
			CO_2	CH_4	N_2O	CO_2e
Alternative 4 - Billboards	500,000.00	500.00	78.52	0.01	0.00	78.97

1. Electricity consumption provided by the applicant
2. Conversion: 1 MWh = 1,000 kWh

8850 Sunset Boulevard, City of West Hollywood
Electricity GHG Emissions Calculator

Equation:

Electricity Emissions =Σi (Utility x Energy Intensity x Size)

Where:

Utility	Carbon intensity of Local Utility (CO2E/kWh)
Energy Intensity	electricity energy intensity for a land use (kWh/sq.ft. or kWh/DU)
Size	size metric (square feet or dwelling units)
i	land use type

Assumptions

PG&E Electricity GHG Intensity Factors

GHG	Units	Intensity
CO_2	lb/MWh	531.98
CH_4	lb/MWh	0.0330
N_2O	lb/MWh	0.0040

1. CO2 Intensity Factor adjusted based on compliance with 36% renewables as listed in the SCE Power Content Label for 2018

Emissions Calculations:

Digital Billboard

Electricity Consumption	Annual Electricity Demand (kWh)[1]	Annual Electricity Demand (MWh)[2]	Electricity Emissions (Metric Tons/Year)			
			CO_2	CH_4	N_2O	CO_2e
Existing - Billboards	102,000.00	102.00	24.61	0.00	0.00	24.71

1. Electricity consumption provided by the applicant

2. Conversion: 1 MWh = 1,000 kWh

Attachment E4

Alternative 4 Hydrology and Utilities Reports

8850 Sunset

Hydrology and Water Quality
Technical Report
August 29, 2023

PREPARED BY:

John Labib & Associates
319 Main Street
El Segundo, CA 90245
(213) 239 - 9700

Contents

PROJECT DESCRIPTION

A. Project Description

Existing Conditions

The project site is located on the south side of Sunset Boulevard in between N. San Vicente Boulevard and Larrabee Street at 8850 Sunset in the City of West Hollywood. The existing project site encompasses approximately 0.92 acres and includes two, two-story commercial buildings and three surface parking lot and appears to be 97% impervious. All existing buildings and hardscape will be removed as part of the proposed project.

Proposed Conditions

The site will be developed into an eleven-story, commercial building over five levels of subterranean parking and will include including hotel, apartments, and entertainment. The development will span approximately to the property line.

B. Surface Hydrology

Surface hydrology is regulated by the City of West Hollywood, Los Angeles County Department of Public Works (LACDPW) and State of California Water Resources Control Board. Requirements include compliance with the State of California General Permit for storm water discharges during construction for projects with over one acre of land disturbance, and post-construction compliance with the Los Angeles County Department of Public Works Hydrology Manual and City of West Hollywood Low Impact Development (LID) Standards.

Existing Hydrology

Existing storm water runoff from the project site is conveyed via sheet flow and curb drains to the adjacent streets. The existing site slopes mostly towards the south with an approximately 11% gradient. Additionally, there is an easterly slope of approximately 2.5% across the existing site.

The site is located within the Federal Emergency Management Agency (FEMA) Flood Zone X, which denotes an area where the potential for flooding is minimal. There are no surface water bodies in the project vicinity. See Appendix A for the FEMA Flood Map for the project location.

The LACDPW Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. The existing site's peak flow generated from a 50-year storm event is approximately 3.16 cubic feet per second. See Existing Hydrology Exhibit in Appendix B and Existing Hydrology Calculation in Appendix D.

Proposed Hydrology

Storm water runoff from the Project site will be conveyed to the public streets via roof downspouts and site area and podium drains, in a similar manner as the existing drainage. However, the proposed storm drain design will include modular wetland systems, capture and reuse systems, or other approved BMPs in order to treat storm water runoff as required by LACDPW and the City of West Hollywood.

The proposed development will also decrease the existing impervious area by adding planting and landscaping around the site and upper levels. The additional landscape area is insignificant for hydrology purposes, as the peak flow generated from a 50-year storm event will remain 3.14 cfs. See Proposed Hydrology Exhibit in Appendix B and Proposed Hydrology Calculation in Appendix D. Due to the additional storm water treatment requirements and increase in landscape area, the project's impact on the surface water hydrology is considered less than significant.

Existing Water Quality Management

Based on our research and existing records, there is currently no storm water BMPs on the existing site.

Proposed Water Quality Management – Construction

The State of California Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) requirements mandate that storm water Best Management Practices (BMPs) be implemented during Project construction including Storm Water Pollution Prevention Plan (SWPPP) for projects disturbing one acre or more. Since this project site is less than one acre, an NPDES SWPPP will not be required.

However, the City of West Hollywood requires a Local Storm Water Pollution Prevention Plan (LSWPPP) and preparation of an Erosion Control Plan (ECP), which will be approved by and filed with the City.

The Project LSWPPP and ECP will identify potential pollutant sources that may affect the quality of discharge associated with construction activity, identify non-storm water discharges, and recommend means and methods to effectively prohibit the entry of pollutants into the public storm drain system during construction.

Proposed Water Quality Management-Project Implementation

Permanent post-construction storm water management mitigation will be implemented per the County of Los Angeles Department of Public Works Low Impact Development Standards Manual, dated February 14, 2014.

LID (Low Impact Development) is a storm water management strategy with goals to mitigate the impacts of increased runoff and storm water pollution as close to its source as possible. Per the latest LID guidelines new construction developments must treat storm water through infiltration, capture and reuse, or biofiltration.

Considering the proposed development's subterranean footprint and the existing slope of the site, we expect infiltration to be infeasible. The required LID volume of storm water runoff will be treated

using biofiltration systems. Biofiltration systems would consist of hard bottom biofilters with layers of mulch, soil, and gravel which treat storm water through biofiltration before discharging it into the street or the 21 inch RCP storm drain main pipe in Sunset Blvd. These biofiltration systems can be located on podium decks on a multi-level building, as long as they are designed to accept concentrated drainage from levels above. The anticipated biofiltration systems will either be planter box(s) or proprietary BMP devices. The design team should engage early in satisfying storm water mitigation requirements.

Due to these required storm water quality mitigation measures to be implemented for construction activities and post-construction, impacts to the surface water hydrology and water quality are considered less than significant.

C. Groundwater Hydrology

Existing Groundwater

Based on a review of the City of West Hollywood General Plan (2011), the existing historic high groundwater can be approximated at 20 feet below the surface.

Proposed Groundwater Impacts

Due to the depth of excavation reaching below the historic high groundwater level, dewatering operations will likely be required during construction of the below grade parking. If this is the case, a small amount of groundwater would be removed during excavation, but only until the waterproofing is installed up to the groundwater table level. This impact on the area's groundwater levels is considered negligible and less than significant.

Regarding groundwater quality, BMPs required by the City of West Hollywood's LSWPPP guidelines and included in the project ECP will include spill prevention and cleanup guidelines, dewatering operations guidelines and storm water run-on prevention. These BMPs would protect the groundwater from contamination by construction activities. During normal building operations, the groundwater quality will be protected as the entire site is covered by the impervious basement floor and walls, preventing any opportunity of pollutant intrusion into the groundwater system.

Groundwater depletion as a result of development is caused by increasing the imperviousness of a site. The proposed project would not increase the imperviousness of the Project Site. Therefore, the Project would not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and the impact would be less than significant.

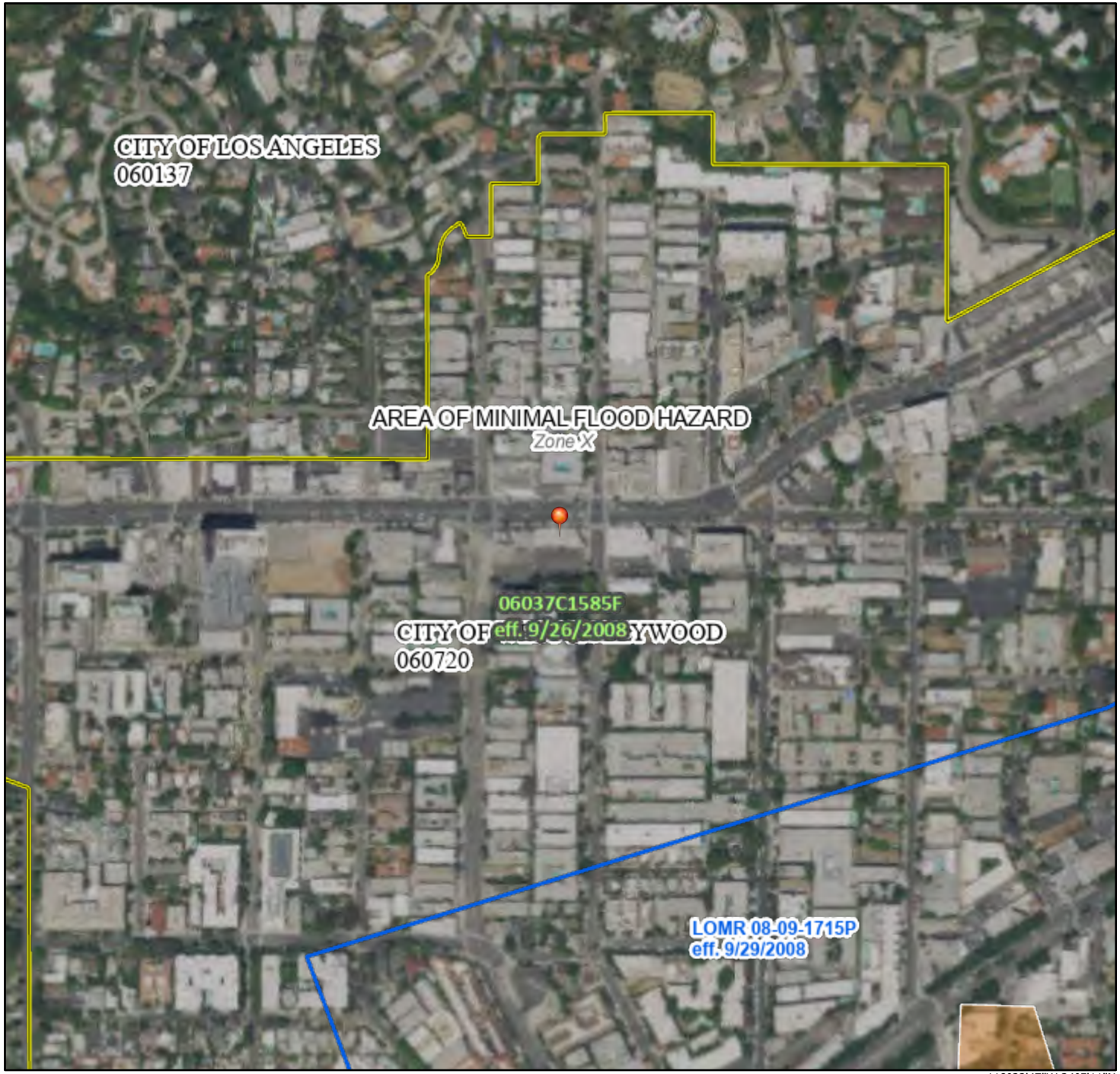
APPENDIX A

FEMA Flood Zone Map

National Flood Hazard Layer FIRMette

FEMA

118°23'24"W 34°5'40"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

118°22'47"W 34°5'11"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/10/2023 at 12:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

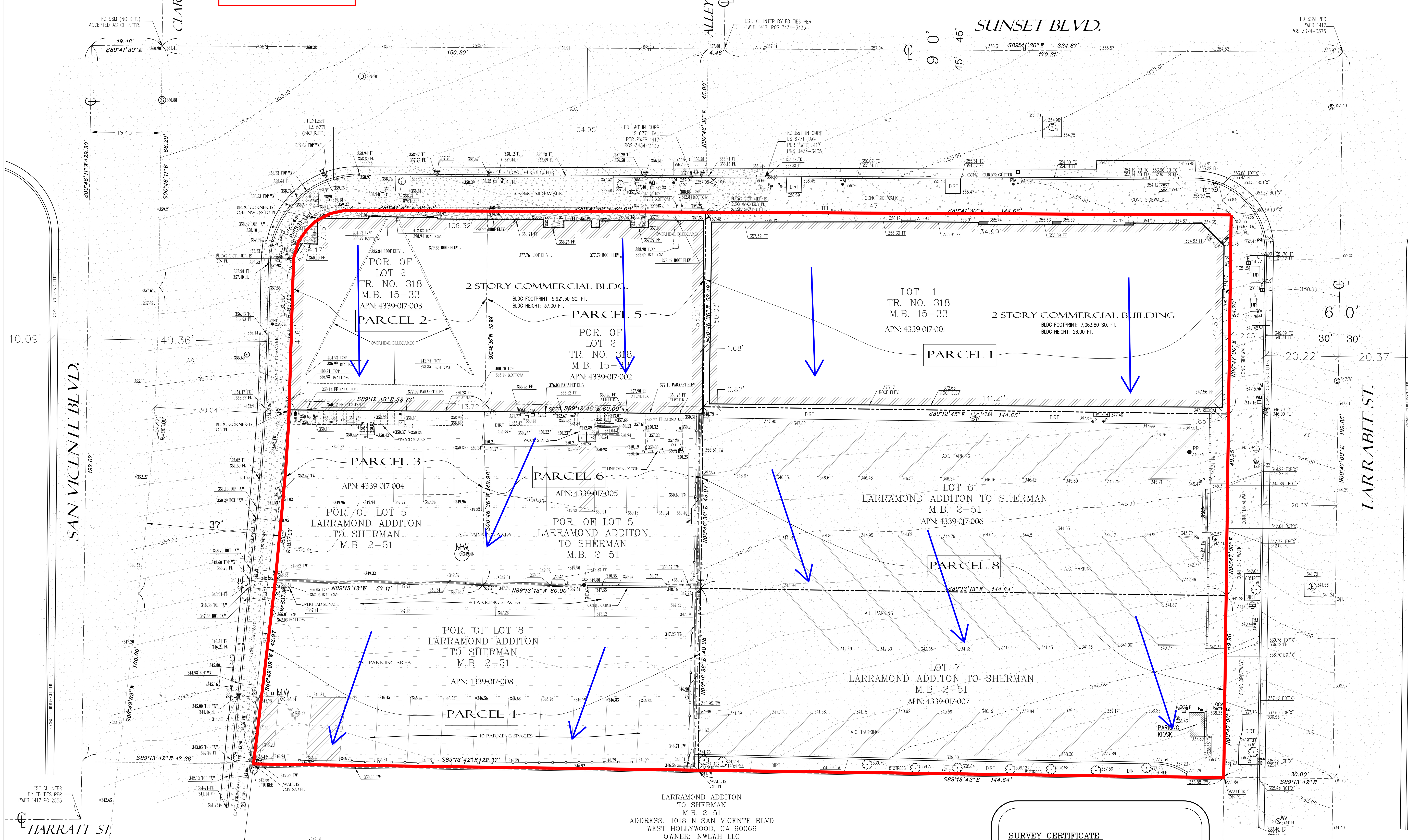
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B

Existing Hydrology Exhibit

EXISTING HYDROLOGY

OVERALL SITE
AREA = 0.9 ACRES
% IMPERVIOUS = 97%
Q_{50} = 3.16 CFS



LEGAL DESCRIPTION:

EXHIBIT A
LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST HOLLYWOOD, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-001

PARCEL 2:
LOT 2, EXCEPT THE EASTERLY 60 FEET THEREOF, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
APN: 4339-017-003

PARCEL 3:
APO: LOT 5, EXCEPT THE EASTERLY 60 FEET THEREOF OF LARRAMOND ADDITION TO SHERMAN AS PER MAP RECORDED IN BOOK 2, PAGE 51 OF MAPS, OF LOS ANGELES COUNTY
APN: 4339-017-004

PARCEL 4:
LOT 8 OF THE LARRAMOND ADDITION TO SHERMAN AS PER MAP RECORDED IN BOOK 2, PAGE 51 OF MAPS OF LOS ANGELES, COUNTY.
APN: 4339-017-008

PARCEL 5:
THE EASTERLY 60 FEET, FRONT AND REAR, OF LOT 2 OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-002

PARCEL 6:
THE EASTERLY 60 FEET, FRONT AND REAR, OF LOT 5 OF THE LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-005

PARCEL 7:
INTENTIONALLY OMITTED

PARCEL 8:
LOTS 6 AND 7, LARRAMOND ADDITION TO SHERMAN TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4339-017-006 AND 4339-017-007

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 00165554-994-VNO-CH
DATED AS OF: AUGUST 07, 2017, AMENDED: SEPTEMBER 08, 2017, AMENDMENT NO. E
– COVER PARCELS 1 THROUGH 8
& PROVIDENT TITLE COMPANY FOR FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. 11364080
DATED AS OF: SEPTEMBER 11, 2017 – COVER LOTS 6 & 7

BASIS OF BEARINGS:

THE BEARING SOUTH 89° 41' 30" EAST, ON THE CENTERLINE OF SUNSET BLVD AS SHOWN ON PARCEL MAP NO. 72049, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN P.M.B. 376, PAGES 48-49, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

APN: 4339-017-001
CONTAINING AN AREA OF 7,825 SQ. FT., OR 0.1800 ACRES, MORE OR LESS.
APN: 4339-017-006
CONTAINING AN AREA OF 7,227.3 SQ. FT., OR 0.1659 ACRES, MORE OR LESS.
APN: 4339-017-007
CONTAINING AN AREA OF 7,227 SQ. FT., OR 0.1659 ACRES, MORE OR LESS.
APN: 4339-017-002
CONTAINING AN AREA OF 3,194.34 SQ. FT., OR 0.07 ACRES, MORE OR LESS.
APN: 4339-017-003
CONTAINING AN AREA OF 2,765.56 SQ. FT., OR 0.06 ACRES, MORE OR LESS.
APN: 4339-017-004
CONTAINING AN AREA OF 2,758.76 SQ. FT., OR 0.06 ACRES, MORE OR LESS.
APN: 4339-017-005
CONTAINING AN AREA OF 2,998.75 SQ. FT., OR 0.07 ACRES, MORE OR LESS.
APN: 4339-017-008
CONTAINING AN AREA OF 5,984.39 SQ. FT., OR 0.14 ACRES, MORE OR LESS.

CONTAINING A TOTAL AREA OF 39,981.10 SQ. FT., OR 0.9178 ACRES, MORE OR LESS.

BENCHMARK:

BM #: 6Y9896 (QUAD YR 2012)
DESCRIPTION: L&T IN E CB 6' S/O BCR @ SE COR SUNSET BLVD & SAN VICENTE BLVD 67' S & 50' E/O C/L INT MKD (BM)
ELEV. = 357.545 FT.

LEGEND:

APN	–	ASSESSOR'S PARCEL NUMBER
A.C.	–	ASPHALT CONCRETE
BM	–	BENCHMARK
BW	–	BACK OF WALK
℄/CL	–	CENTERLINE
C.L.F.	–	CHAIN LINK FENCE
CONC	–	CONCRETE
COL	–	COLUMN
EST	–	ESTABLISH
FB	–	FIELD BOOK
FD	–	FOUND
FF	–	FINISH FLOOR ELEV.
FL	–	FLOWLINE ELEV.
INTER	–	INTERSECTION
L & T	–	LEAD & TACK
LS	–	LAND SURVEYOR
(M)	–	MEASURED
MB	–	MAP BOOK
OH	–	OVERHANG
PG	–	PAGE
ℙ /PL	–	PROPERTY LINE
P.O.L.	–	POINT ON LINE
PROD	–	PRODUCED (PROLONGED)
PWFB	–	PUBLIC WORKS FIELD BOOK
(R)	–	RECORD
REF	–	REFERENCE
SSM	–	STANDARD SURVEY MONUMENT
TC	–	TOP OF CURB ELEV.
TR	–	TRACT MAP
TW	–	TOP OF WALL ELEV.
W.I.F.	–	WROUGHT IRON FENCE

PROPERTY LINE
CENTERLINE
RETAINING WALL
BUILDING LINE
FENCE LINE
BLOCK WALL
GUARD RAIL

SYMBOLS:

A/C AIRCONDITIONING UNIT
E 2x3 4' HIGH CONTROL BOX
CTVB CABLE TV BOX
COLUMN
DRAIN
ELECTRIC MANHOLE
GM GAS METER
GV GAS VALVE
GCA GATE CONTROL ACCESS
GP GATE POST
MW MONITORING WELL
PALM TREE
PM PARK METER
P POST
PP POWER POLE
POWER POLE ANCHOR
SEWER MANHOLE
SCO SEWER CL OUT
SIGN POST
STORM DRAIN MANHOLE
STREET LIGHT
TELEPHONE MANHOLE
TEL TEL (PUBLIC PHONE)
TRAFFIC LIGHT
TRAFFIC LIGHT WITH STREET LIGHT
TSPB TRAFFIC LIGHT CONTROL BOX
TRAFFIC LIGHT WITH ARM
TREE
UB ABOVE GROUND UTILITY BOX
VENT
W/H WATER HEATER
WM WATER METER
WV WATER VALVE

ZONING AND ZONING REQUIREMENTS:

Zoning Designation: Area 6-E of the Sunset Specific Plan (SSP)
Source: Zoning Report dated August 22, 2017 prepared by Partner Engineering and Science, Inc. as Project No. 17-193684.1 ('Zoning Report')

Pursuant to the Zoning Report the subject property is conforming with respect to height, and floor area requirements. Setback requirements of the SSP are not applicable as subject was developed prior to adoption of the SSP and subject is legal nonconforming with respect to parking requirements.

FOR ZONING REGULATIONS :
http://www.weho.org/home/showdocument?id=4508

PARKING COUNT:

64 REGULAR STRIPPED PARKING SPACES
1 HANDICAP PARKING SPACE
TOTAL: 65 PARKING SPACES

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.
FEMA PANEL NO: 06037C1585F
EFFECTIVE DATE: 09/26/2008

MISCELLANEOUS NOTES:

1.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.

SCHEDULE B / EASEMENT(S):

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT

GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROADWAY AND HIGHWAY PURPOSES
RECORDING NO.: BOOK 13907, PAGE 278, OFFICIAL RECORDS
AFFECTS: PARCELS 2, 3 AND 4, AS DESCRIBED THEREIN

NOT PLOTTABLE.

SURVEY CERTIFICATE:

To Mr. Jeremy Dupree,
CIT Bank, N.A. and its successors and/or assigns,
5th Gear LLC
FIDELITY NATIONAL TITLE COMPANY,
PROVIDENT TITLE COMPANY AND ITS UNDERWRITER FIRST AMERICAN INSURANCE COMPANY:

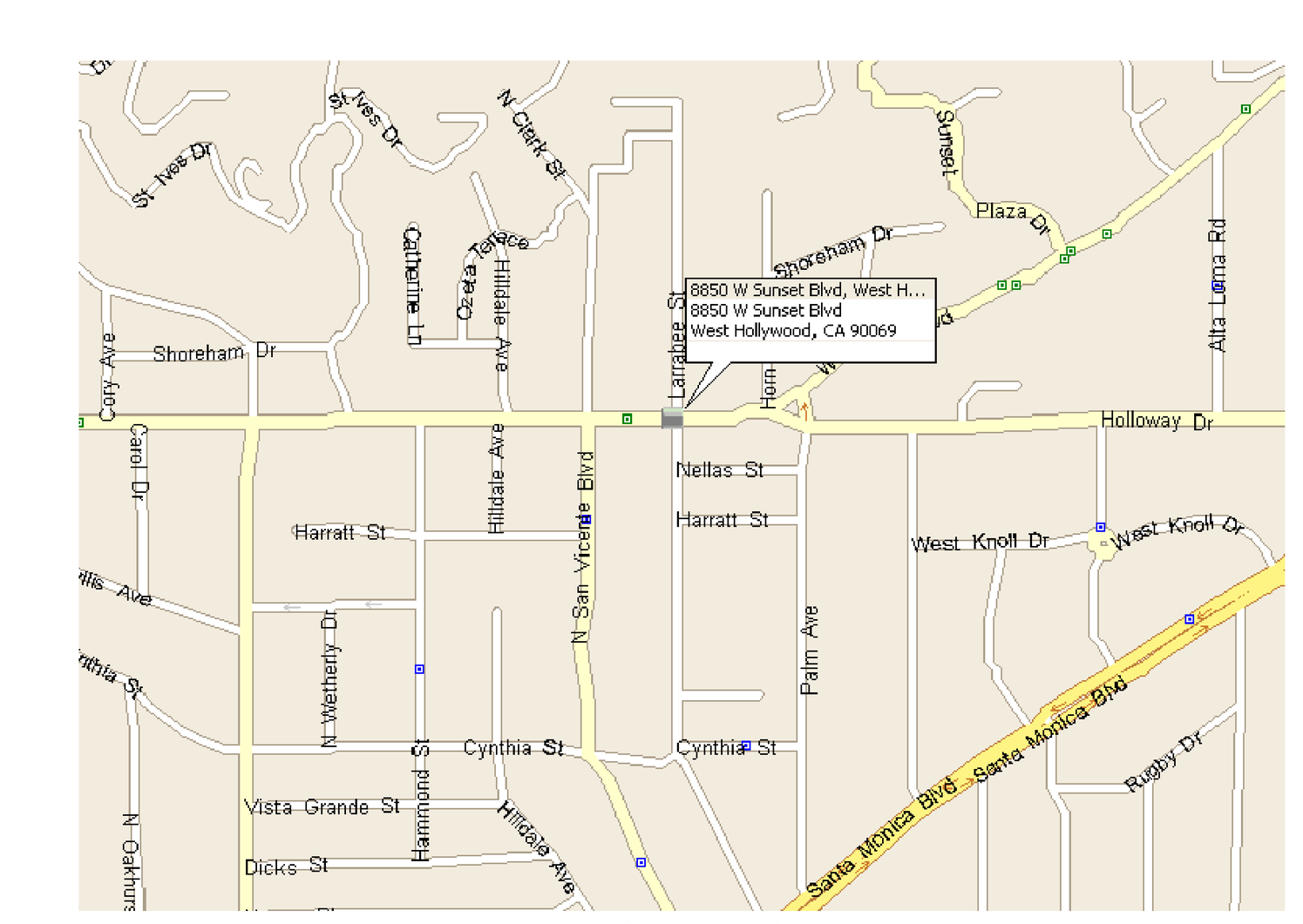
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 of Table A thereof. The field work was completed on 08/14/2017.

REGISTERED PROFESSIONAL ENGINEER CYNTHIA A. DE LEON No. C-31604 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

Dated: 11/27, 2017

Cynthia A. de Leon
Cynthia A. De Leon
RCE 31604 - Exp. 12-31-18

(e-signed)



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY 8850-8878 SUNSET BOULEVARD & 1029 LARRABEE STREET, WEST HOLLYWOOD, CA 90069		
CLIENT: Mr. Jeremy Dupree		JOB NO.: 17-12111
SCALE: 1" = 10'	M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 659-0871 FAX (310) 659-0845 info@mglandsur.com www.mglandsur.com	DATE: 08/21/17
DESIGNED BY: F.G. / FG		REVISION (S): 09/27/17
DRAWN BY: MC/RZD/DC		
CHECKED BY: C.DL.		SHEET 1 OF 1 SHEET

S:\DRAWINGS\17.12111.DWG (G)

APPENDIX C

Proposed Hydrology Exhibit

PROPOSED HYDROLOGY

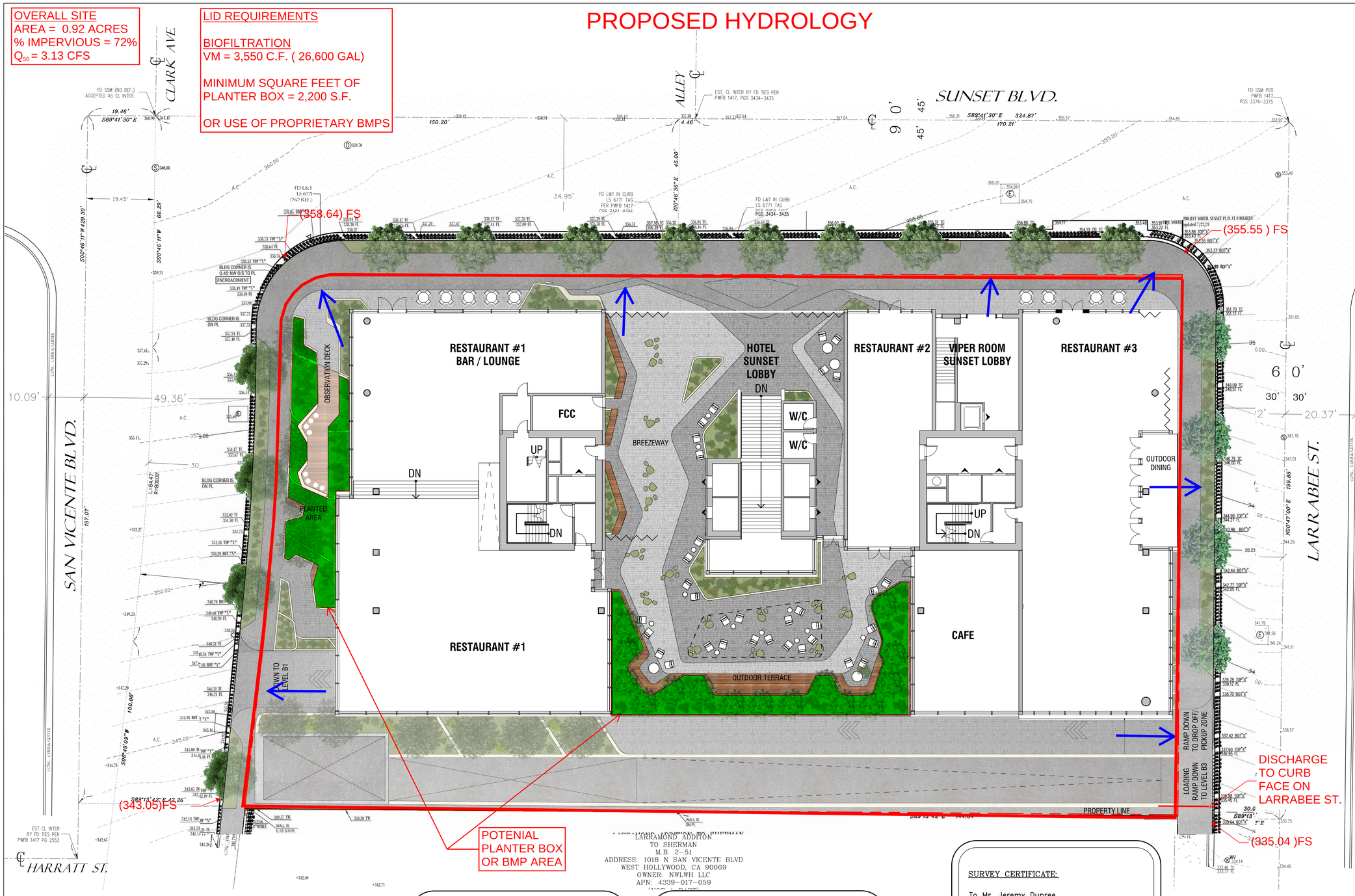
OVERALL SITE
AREA = 0.92 ACRES
% IMPERVIOUS = 72%
Q_{50} = 3.13 CFS

LID REQUIREMENTS

BIOFILTRATION
VM = 3,550 C.F. (26,600 GAL)

MINIMUM SQUARE FEET OF PLANTER BOX = 2,200 S.F.

OR USE OF PROPRIETARY BMPS



LEGAL DESCRIPTION:

EXHIBIT A
LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST HOLLYWOOD, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-001

PARCEL 2:
LOT 2, EXCEPT THE EASTERLY 60 FEET THEREOF, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
APN: 4339-017-003

PARCEL 3:
APN: LOT 5, EXCEPT THE EASTERLY 60 FEET THEREOF OF LARRAMOND ADDITION TO SHERMAN AS PER MAP RECORDED IN BOOK 2, PAGE 51 OF MAPS, OF LOS ANGELES COUNTY
APN: 4339-017-004

PARCEL 4:
LOT 8 OF THE LARRAMOND ADDITION TO SHERMAN AS PER MAP RECORDED IN BOOK 2, PAGE 51 OF MAPS OF LOS ANGELES, COUNTY.
APN: 4339-017-006

PARCEL 5:
THE EASTERLY 60 FEET, FRONT AND REAR, OF LOT 2 OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-002

PARCEL 6:
THE EASTERLY 60 FEET, FRONT AND REAR, OF LOT 5 OF THE LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-005

PARCEL 7:
INTENTIONALLY OMITTED

PARCEL 8:
LOTS 6 AND 7, LARRAMOND ADDITION TO SHERMAN TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4339-017-006 AND 4339-017-007

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 20165504-994-IND-CH
DATED AS OF: AUGUST 07, 2017, AMENDED: SEPTEMBER 08, 2017, AMENDMENT NO. E
– COVER PARCELS 1 THROUGH 8
& PROVIDENT TITLE COMPANY FOR FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. 11364080
DATED AS OF: SEPTEMBER 11, 2017 – COVER LOTS 6 & 7

BASIS OF BEARINGS:

THE BEARING SOUTH 89° 41' 30" EAST, ON THE CENTERLINE OF SUNSET BLVD AS SHOWN ON PARCEL MAP NO. 72045, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN P.M.B. 376, PAGES 48-49, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

APN: 4339-017-001
CONTAINING AN AREA OF 7,825 SQ. FT., OR 0.1800 ACRES, MORE OR LESS.
APN: 4339-017-006
CONTAINING AN AREA OF 7,227.3 SQ. FT., OR 0.1659 ACRES, MORE OR LESS.
APN: 4339-017-007
CONTAINING AN AREA OF 7,227 SQ. FT., OR 0.1659 ACRES, MORE OR LESS.
APN: 4339-017-002
CONTAINING AN AREA OF 3,194.54 SQ. FT., OR 0.07 ACRES, MORE OR LESS.
APN: 4339-017-003
CONTAINING AN AREA OF 2,765.56 SQ. FT., OR 0.06 ACRES, MORE OR LESS.
APN: 4339-017-004
CONTAINING AN AREA OF 2,758.76 SQ. FT., OR 0.06 ACRES, MORE OR LESS.
APN: 4339-017-005
CONTAINING AN AREA OF 2,998.75 SQ. FT., OR 0.07 ACRES, MORE OR LESS.
APN: 4339-017-008
CONTAINING AN AREA OF 5,984.39 SQ. FT., OR 0.14 ACRES, MORE OR LESS.

CONTAINING A TOTAL AREA OF 39,981.10 SQ. FT., OR 0.9178 ACRES, MORE OR LESS.

BENCHMARK:

BM #: 619896 (QUAD YR 2012)
DESCRIPTION: L&T IN E CB 6' S/O BCR @ SE COR SUNSET BLVD & SAN VICENTE BLVD 67' S & 50' E/O C/L INT MED (BM)
ELEV. = 357.545 FT.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LEGEND:

APN	ASSESSOR'S PARCEL NUMBER	PROPERTY LINE	
A.C.	ASPHALT CONCRETE	CENTERLINE	
BM	BENCHMARK	RETAINING WALL	
BW	BACK OF WALK	BUILDING LINE	
C/L	CENTERLINE	FENCE LINE	
C.L.F.	CHAIN LINK FENCE	BLOCK WALL	
CONC	CONCRETE	GUARD RAIL	
COL	COLUMN		
EST	ESTABLISH		
FB	FIELD BOOK		
FD	FOUND		
FF	FINISH FLOOR ELEV.		
FL	FLOWLINE ELEV.		
INTER	INTERSECTION		
L & T	LEAD & TACK		
LS	LAND SURVEYOR		
(M)	MEASURED		
MB	MAP BOOK		
OH	OVERHANG		
PG	PAGE		
R /PL	PROPERTY LINE		
P.O.L.	POINT ON LINE		
PROD	PRODUCED (PROLONGED)		
PWFB	PUBLIC WORKS FIELD BOOK		
(R)	RECORD		
REF	REFERENCE		
SSM	STANDARD SURVEY MONUMENT		
TC	TOP OF CURB ELEV.		
TR	TRACT MAP		
TW	TOP OF WALL ELEV.		
W.I.F.	WROUGHT IRON FENCE		

SYMBOLS:

A/C	AIRCONDITIONING UNIT	T	TELEPHONE MANHOLE
	2x3 4" HIGH CONTROL BOX	TEL	TEL (PUBLIC PHONE)
CTVB	CABLE TV BOX		TRAFFIC LIGHT
	COLUMN		TRAFFIC LIGHT WITH STREET LIGHT
	DRAIN	TSPB	TRAFFIC LIGHT CONTROL BOX
E	ELECTRIC MANHOLE		TRAFFIC LIGHT WITH ARM
GM	GAS METER		TREE
GV	GAS VALVE	UB	ABOVE GROUND UTILITY BOX
GCA	GATE CONTROL ACCESS		VENT
GP	GATE POST	W/H	WATER HEATER
MW	MONITORING WELL	WM	WATER METER
	PALM TREE	WV	WATER VALVE
PM	PARK METER		
P	POST		
PP	POWER POLE		
	POWER POLE ANCHOR		
S	SEWER MANHOLE		
SCO	SEWER CL OUT		
	SIGN POST		
D	STORM DRAIN MANHOLE		
	STREET LIGHT		

ZONING AND ZONING REQUIREMENTS:

Zoning Designation: Area 6–E of the Sunset Specific Plan (SSP)
Source: Zoning Report dated August 22, 2017 prepared by Partner Engineering and Science, Inc. as Project No. 17-193684.1 (Zoning Report)

Pursuant to the Zoning Report the subject property is conforming with respect to height, and floor area requirements. Setback requirements of the SSP are not applicable as subject was developed prior to adoption of the SSP and subject is legal nonconforming with respect to parking requirements.

FOR ZONING REGULATIONS :
http://www.weho.org/home/showdocument?id=4508

PARKING COUNT:

64 REGULAR STRIPPED PARKING SPACES
1 HANDICAP PARKING SPACE
TOTAL: 65 PARKING SPACES

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1–PERCENT ANNUAL CHANCE OF FLOOD PLAIN.

FEMA PANEL NO: 06037C1585F

EFFECTIVE DATE: 09/26/2008

MISCELLANEOUS NOTES:

1) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.

SCHEDULE B / EASEMENT(S):

12 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT

GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROADWAY AND HIGHWAY PURPOSES
RECORDING NO.: BOOK 13927, PAGE 278, OFFICIAL RECORDS
AFFECTS: PARCELS 2, 3 AND 4, AS DESCRIBED THEREIN

NOT PLOTTABLE.

SURVEY CERTIFICATE:

To Mr. Jeremy Dupree,
CIT Bank, N.A. and its successors and/or assigns,
5th Gear LLC
FIDELITY NATIONAL TITLE COMPANY,
PROVIDENT TITLE COMPANY AND ITS UNDERWRITER FIRST AMERICAN INSURANCE COMPANY:

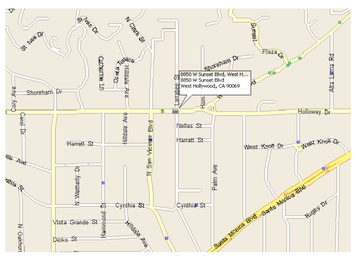
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 of Table A thereof. The field work was completed on 08/14/2017.

Dated: 11/27, 2017

REGISTERED PROFESSIONAL ENGINEER CYNTHIA A. DE LEON No. C-31604 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

Cynthia A. de Leon
Cynthia A. De Leon
RCE 31604 - Exp. 12-31-18

(e-signed)



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY
8850-8878 SUNSET BOULEVARD & 1029 LARRABEE STREET, WEST HOLLYWOOD, CA 90069
CLIENT: Mr. Jeremy Dupree
JOB NO.: 17-12111
SCALE: 1" = 10'
DATE: 08/21/17
DESIGNED BY: F.G. / FG
DRAWN BY: MC/RZD/DC
CHECKED BY: C.DL.
REVISION (S): 09/27/17
SHEET 1 OF 1 SHEET
CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0871 FAX (310) 659-0845
info@mglandsur.com www.mglandsur.com

S:\DRAWINGS\17-12111.DWG (D)

APPENDIX D

Hydrology Calculations

Peak Flow Hydrologic Analysis

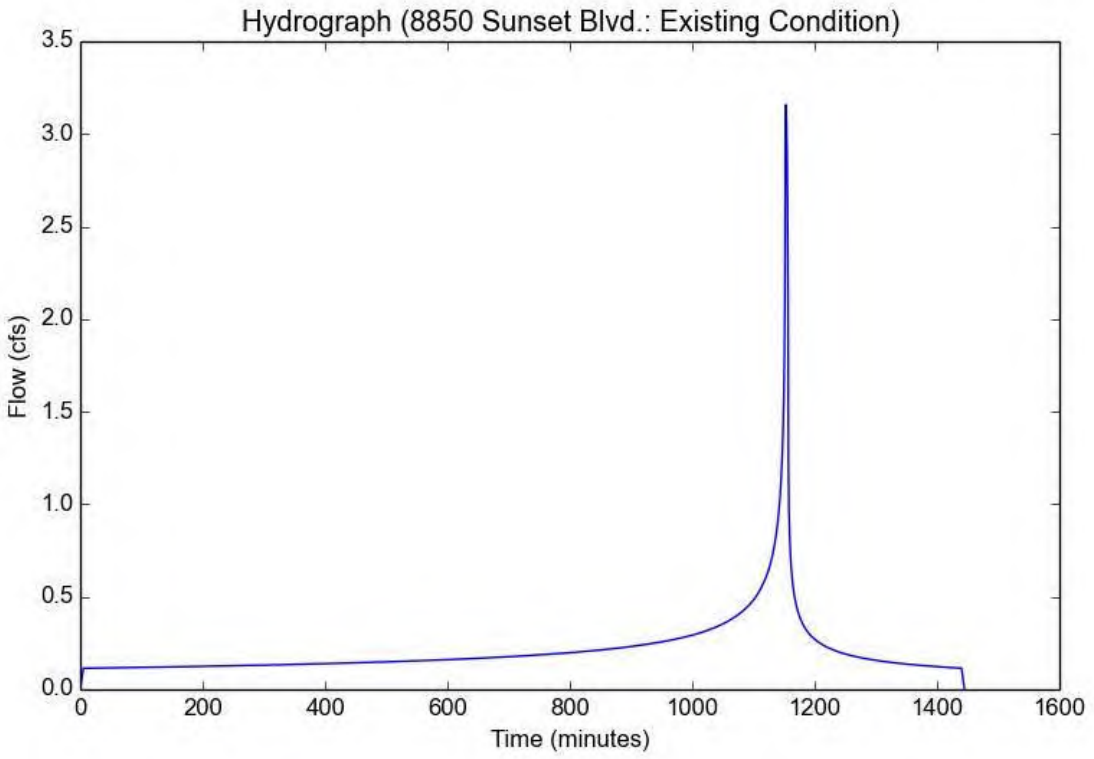
File location: P:/18240- 8850 Sunset Blvd/JLA C/C E/07 EIR/Hydrology/8850 Sunset Blvd. - Existing Condition.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	8850 Sunset Blvd.
Subarea ID	Existing Condition
Area (ac)	0.92
Flow Path Length (ft)	210.0
Flow Path Slope (vft/hft)	0.11
50-yr Rainfall Depth (in)	6.4
Percent Impervious	0.97
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.4
Peak Intensity (in/hr)	3.8184
Undeveloped Runoff Coefficient (Cu)	0.8696
Developed Runoff Coefficient (Cd)	0.8991
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.1584
Burned Peak Flow Rate (cfs)	3.1584
24-Hr Clear Runoff Volume (ac-ft)	0.4281
24-Hr Clear Runoff Volume (cu-ft)	18648.2645



Peak Flow Hydrologic Analysis

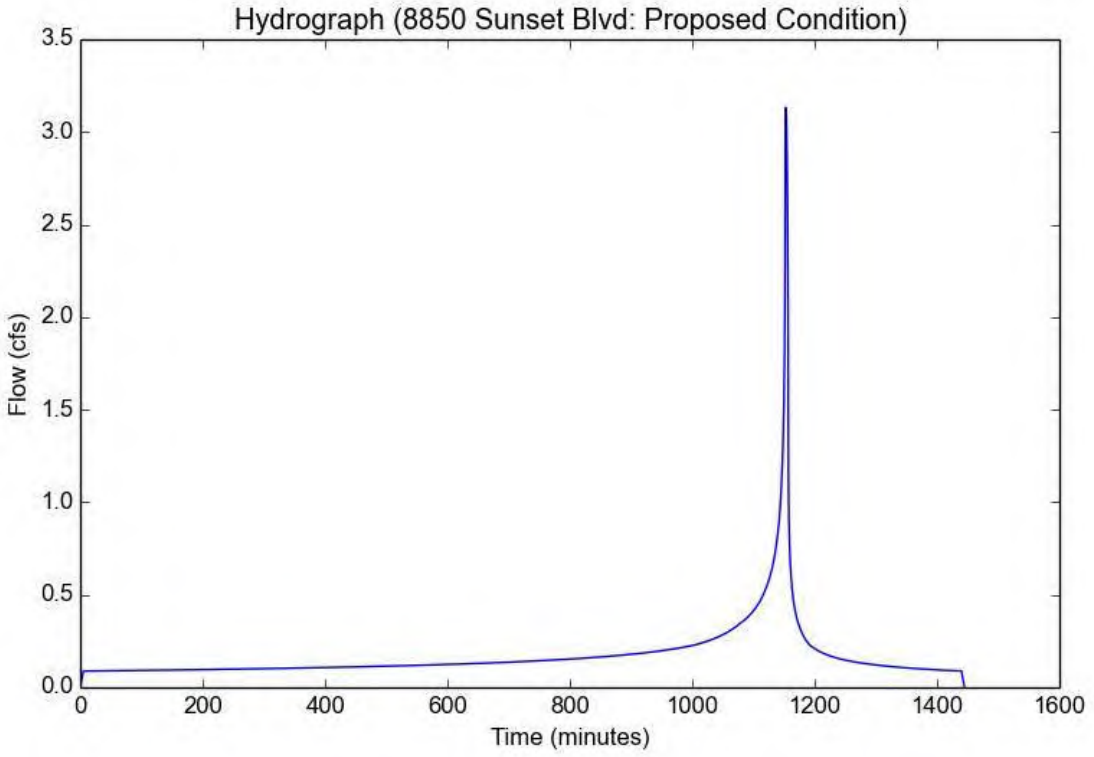
File location: P:/18240- 8850 Sunset Blvd/JLA C/C E/07 EIR/Hydrology/8850 Sunset Blvd - Proposed Condition - Updated.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	8850 Sunset Blvd
Subarea ID	Proposed Condition
Area (ac)	0.92
Flow Path Length (ft)	210.0
Flow Path Slope (vft/hft)	0.11
50-yr Rainfall Depth (in)	6.4
Percent Impervious	0.72
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.4
Peak Intensity (in/hr)	3.8184
Undeveloped Runoff Coefficient (Cu)	0.8696
Developed Runoff Coefficient (Cd)	0.8915
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.1317
Burned Peak Flow Rate (cfs)	3.1317
24-Hr Clear Runoff Volume (ac-ft)	0.3461
24-Hr Clear Runoff Volume (cu-ft)	15074.4188



8850 Sunset

Sewer Capacity Study
August 29, 2023

PREPARED BY:

John Labib & Associates
319 Main Street
El Segundo, CA 90245
(213) 239 - 9700

Table of Contents

1. Site Description

The project site is approximately 0.92 acres and is located at 8850 Sunset Boulevard in the City of West Hollywood. Refer to Appendix A for the Project Vicinity Map. The lot currently consists of a two existing two-story commercial buildings and three surface parking lots.

2. Project Description

The proposed project is a mixed-use building consisting of subterranean parking, and 11 levels of mixed-use space above including hotel, apartments, and entertainment, among other uses. The development will span approximately to the property line. The majority of the site is zoned Sunset Specific Plan (SSP) per the City of West Hollywood Zoning Map and General Land Use Plan (Appendix B).

3. Existing Sewer Pipe Capacity Analysis

Per the City of West Hollywood Sewer System Management Plan (see Appendix C), there is an existing public sewer main that runs north to south on Larrabee St. before connecting to a trunk line that runs northeast along Santa Monice Blvd. As requested by the City of West Hollywood, MH #0075, which is located at the intersection of Harratt Street and Larrabee Street, was examined to ensure that the proposed project will not overload any sewer lines. Flow monitoring radars were installed in the manhole and data was collected over a two-week period, from November 26, 2018 to December 11, 2018 (see Appendix D for the Sewer Flow Monitoring Report compiled by Utility Systems Science & Software).

During the monitoring period, no silt buildup was observed and the line was in good condition with steady hydraulics.

City of West Hollywood plans indicate that the monitored sewer is an 8” main and the field measurements verified this pipe diameter. Slope of the main is shown in the West Hollywood Sewer System Management Plan (SSMP) to be 11.9%. The capacity of the pipe was analyzed using Bentley FlowMaster V8i.

Existing Sewer Pipe Capacity Analysis		
Flow Condition	**Average**	**Peak**
Pipe Diameter (in)	8	
Level (in)	0.32	0.37
Flow, Q (mgd)	0.006	0.011
Flow, Q (gpm)	3.89	7.56
Flow, Q (cfs)	0.009	0.017
Slope (%)	11.9	
Capacity (mgd)	1.34	
Capacity (cfs)	2.08	

4. Proposed Flow Generation

Per City of West Hollywood Sewer Capacity Study Requirements (see Appendix F), the anticipated peak daily flow generated by the proposed development was calculated using the County Sanitation District No. 4 of Los Angeles Mean Loading Table and the peak flow (Q_{PF}) rate is calculated by multiplying Q_{AF} by a peaking factor of 2.5.

See the table on the following page for a summary of the proposed flow generation calculations.

Anticipated Sewer Generation and Demand (8850 Sunset Blvd.)						
Facility Description	**Building Program**	**Units**	**Flow (gpd) per unit***	**Avg Load, Q_{AF} (gpd)**	**Avg Load, Q_{AF} (cfs)**	**Peak Flow, Q_{PF} (cfs)**
Proposed 8850 Sunset						
Lobby/Support Area/Reception/Lounge*	12,524	SF	0.08	1,002	0.002	0.004
Hotel*	90	Rooms	130	11,700	0.018	0.045
Banquet/Event Space	6,597	SF	0.8	5,278	0.008	0.020
Exercise Room/ Pools/ Pool Terraces*	19,268	SF	0.8	15,415	0.024	0.060
Restaurant*	1,165	Seats	30	34,950	0.054	0.135
Coffee Bar	1,430	SF	0.12	172	0.0003	0.0007
Bar: Cocktail, Public Table Area	5,211	SF	0.5	2,606	0.004	0.010
Apartment: Bachelor	4	Unit	80	320	0.0005	0.001
Apartment: 1-Bedroom	35	Unit	120	4,200	0.006	0.015
Apartment: 2-Bedroom	30	Unit	160	4,800	0.007	0.019
Apartment: 3-Bedroom	9	Unit	200	1,800	0.003	0.007
Sub-Total				82,243	0.127	0.317
Existing Buildings - 8850 Sunset						
Restaurant*	-195	Seats	30	-5,850	-0.009	-0.023
Viper Room	-875	SF	0.5	-438	-0.001	-0.002
Retail Space	-17,200	SF	0.15	-2,580	-0.004	-0.010
Sub-Total				-8,838	-0.014	-0.034
Proposed Project Additional Flow Totals				**73,405**	**0.113**	**0.283**

NOTES

*Flow per unit determined from County Sanitation District No. 4 of Los Angeles County Mean Loading Table.

* Lobby category rate is the same as the general Commercial Use category rate under the Los Angeles County Mean Loading Table.

*Number of restaurant seats currently unknown. Assumed 15 sf/seat per general seating guidelines. Figure includes supper club and restaurant uses.

*Exercise rooms, pool areas, and pool terraces have been assumed as the same rate as Health Club/Spa for a conservative estimate for sewer generation.

** Affordable housing units have been assumed as the same rate as Bachelor Housing.

*** Meeting rooms have been assumed the same sewer generation as office Buildings for a conservative approach.

5. Conclusion

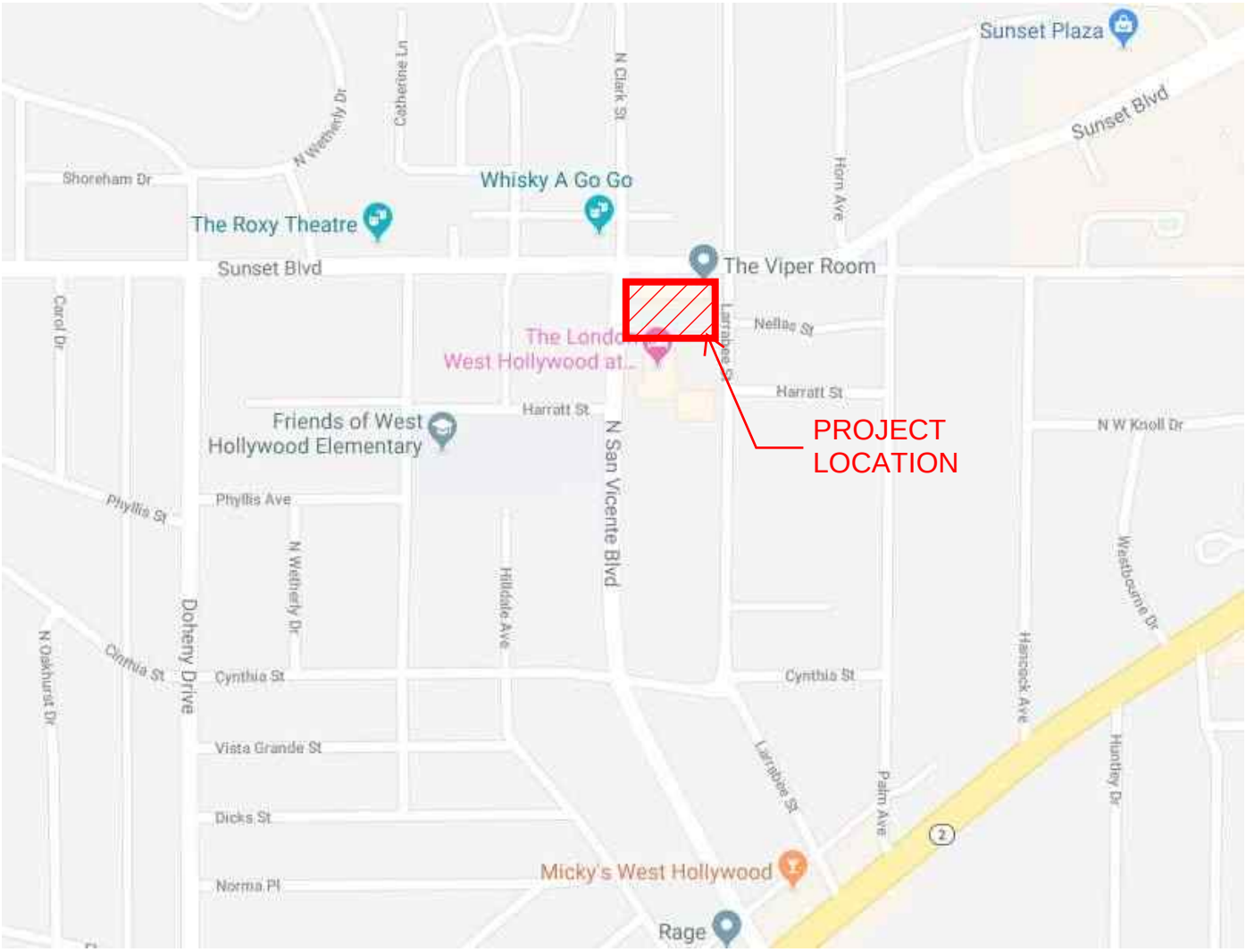
Below is a summary of the existing sewer analysis, additional generated load, and future condition hydraulics. Pre-development flows shown below were recorded during the Sewer Study performed by Utility Systems Science & Software. Refer to Appendix G for the Proposed Sewer Flow Analysis.

Sewer Analysis Summary Table		
	Average Flow	**Peak Flow**
Slope (%)	11.9	
Pre-Development Flow (cfs)	0.009	0.017
Anticipated Sewer Generation (cfs)	0.127	0.317
Post-Development Flow (cfs)	0.136	0.334
Capacity (cfs)	2.08	2.08
Level (in)	1.04	1.54
Proposed % Full	13.0	19.2
Sufficient Capacity? (<50% full)	OK	OK

At both average and peak flow conditions, the sewer system is below the 50% full capacity required by the City of West Hollywood. Therefore, MH #0075 has adequate capacity to serve the proposed development.

APPENDIX A

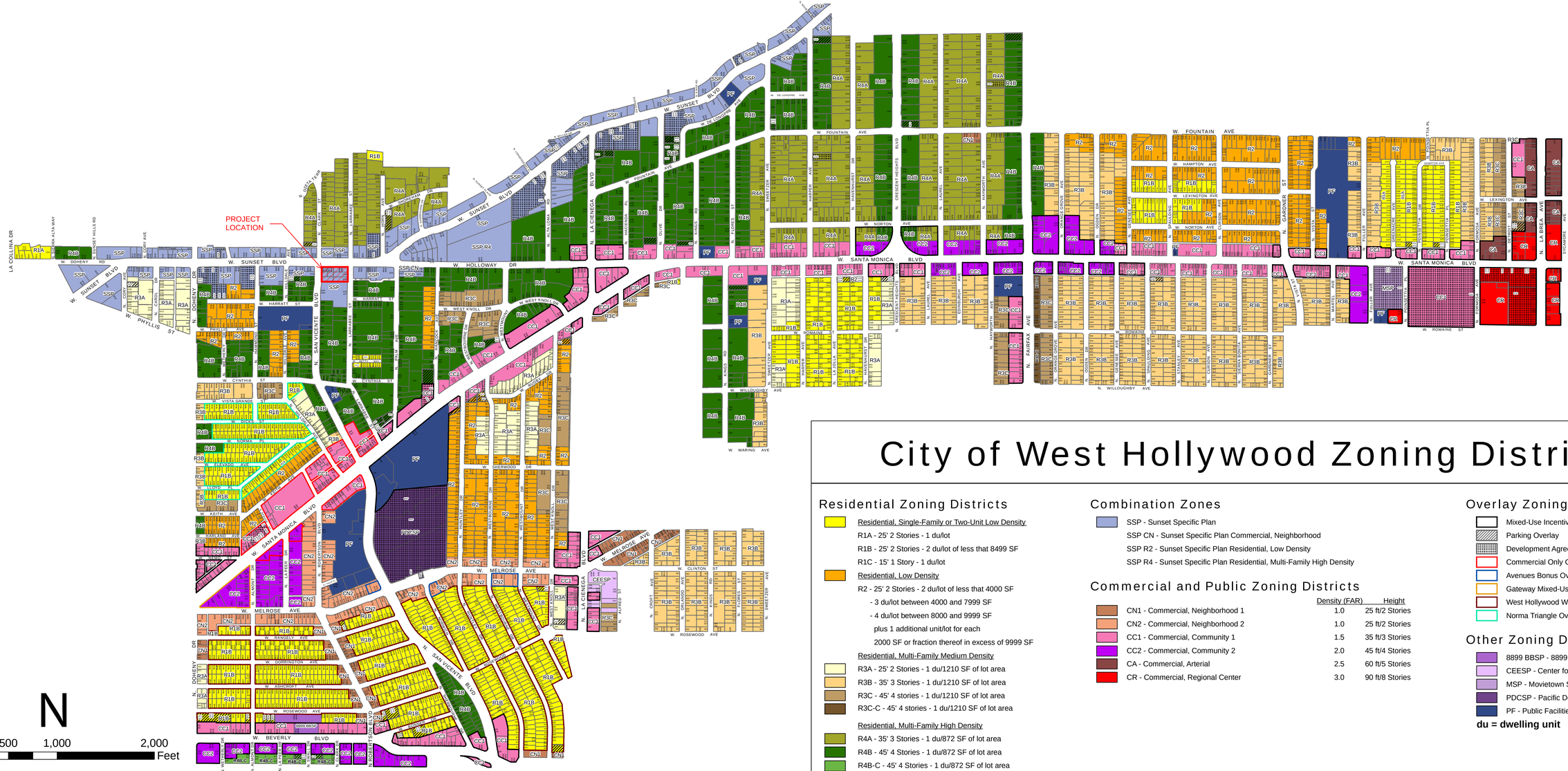
Project Vicinity Map



PROJECT VICINITY MAP

APPENDIX B

City of West Hollywood Zoning Map and General Land Use Plan



City of West Hollywood Zoning Districts

Residential Zoning Districts

Residential, Single-Family or Two-Unit Low Density
- R1A - 25' 2 Stories - 1 du/lot
- R1B - 25' 2 Stories - 2 du/lot of less that 8499 SF
- R1C - 15' 1 Story - 1 du/lot

Residential, Low Density
- R2 - 25' 2 Stories - 2 du/lot of less that 4000 SF
  - 3 du/lot between 4000 and 7999 SF
  - 4 du/lot between 8000 and 9999 SF
  - plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF

Residential, Multi-Family Medium Density
- R3A - 25' 2 Stories - 1 du/1210 SF of lot area
- R3B - 35' 3 Stories - 1 du/1210 SF of lot area
- R3C - 45' 4 stories - 1 du/1210 SF of lot area
- R3C-C - 45' 4 stories - 1 du/1210 SF of lot area

Residential, Multi-Family High Density
- R4A - 35' 3 Stories - 1 du/872 SF of lot area
- R4B - 45' 4 Stories - 1 du/872 SF of lot area
- R4B-C - 45' 4 Stories - 1 du/872 SF of lot area

Combination Zones

- SSP - Sunset Specific Plan
- SSP CN - Sunset Specific Plan Commercial, Neighborhood
- SSP R2 - Sunset Specific Plan Residential, Low Density
- SSP R4 - Sunset Specific Plan Residential, Multi-Family High Density

Commercial and Public Zoning Districts

	Density (FAR)	Height
CN1 - Commercial, Neighborhood 1	1.0	25 ft/2 Stories
CN2 - Commercial, Neighborhood 2	1.0	25 ft/2 Stories
CC1 - Commercial, Community 1	1.5	35 ft/3 Stories
CC2 - Commercial, Community 2	2.0	45 ft/4 Stories
CA - Commercial, Arterial	2.5	60 ft/5 Stories
CR - Commercial, Regional Center	3.0	90 ft/8 Stories

Overlay Zoning Districts

- Mixed-Use Incentive Overlay
- Parking Overlay
- Development Agreement Overlay
- Commercial Only Overlay
- Avenues Bonus Overlay
- Gateway Mixed-Use Overlay
- West Hollywood West Overlay
- Norma Triangle Overlay

Other Zoning Districts

- 8899 BBSP - 8899 Beverly Boulevard Specific Plan
- CEESP - Center for Early Education Specific Plan
- MSP - Movietown Specific Plan
- PDCSP - Pacific Design Center Specific Plan
- PF - Public Facilities

du = dwelling unit

City of West Hollywood
California, USA

Map Date: August 7, 2018

APPENDIX C

City of West Hollywood Master Plan of Sewers

CITY OF LOS ANGELES

PROJECT LOCATION

SEWER MANHOLE #0075 STUDIED

SCALE 1"=500'

0' 250' 500'

LEGEND

- Service Area Boundary
- Drainage Subarea Boundary
- 0126 Tributary Manhole Number
- City of West Hollywood (Sewer Pipes That are Modeled)
- City of West Hollywood Sewer (Sewer Pipes That are Not Modeled)
- CSDLAC Sewer (Sewer Pipes That are Modeled)
- CSDLAC Sewer (Sewer Pipes That are Not Modeled)
- City of Los Angeles Sewer
- 0147 Sewer Manhole

CITY OF WEST HOLLYWOOD MASTER PLAN OF SEWERS

TRUNK SEWER MAP SERVICE AREAS 10 and 11

Boyle Engineering Corporation

ID	Street/Comments	Drawing No	Year Inst	Size (in)	Material	Manning N	Length (ft)	Ground Elev USMH	Invert Elev USMH	Invert Elev DSMH	Given Slope
110055-110390	CLARK	CI-140-10A	1926	8.00	VCP	0.013	227	352.00	343.11	320.93	0.09760
110056-110057	CLARK	CI-140-10A	1926	8.00	VCP	0.013	251	301.00	288.05	271.48	0.06600
110057-110058	CLARK	CI-140-10A	1926	8.00	VCP	0.013	247	285.00	271.23	258.18	0.05280
110058-110059	CLARK/CYNTHIA	CI-140-10A	1926	8.00	VCP	0.013	37	272.00	257.96	256.15	0.04400
110059-110061	CYNTHIA	PC-5420-P2	1960	15.00	VCP	0.013	108	269.50	255.72	254.34	0.01280
110060-110059	CYNTHIA	PC-6074-P5	1966	15.00	VCP	0.013	46	272.00	258.24	255.64	0.05600
110061-110067	CYNTHIA	PC-5568-P2	1960	15.00	VCP	0.013	127	262.00	253.78	246.02	0.06200
110062-110061	LARRABEE	JN-6707	1949	8.00	VCP	0.013	86	264.00	258.18	254.50	0.04280
110063-110062	LARRABEE	JN-6707	1949	8.00	VCP	0.013	55	269.00	263.13	258.83	0.07800
110064-110063	LARRABEE	JN-6707	1949	8.00	VCP	0.013	57	271.00	264.14	263.33	0.01600
110065-110066	LARRABEE	JN-6707	1949	8.00	VCP	0.013	54	260.00	254.27	252.27	0.03720
110066-110067	LARRABEE	JN-6707	1949	8.00	VCP	0.013	102	257.00	251.97	246.60	0.05280
110067-110070	CYNTHIA	PC-5420-P2	1960	15.00	VCP	0.013	91	254.00	245.73	240.50	0.05760
110068-110032	HILLDALE	PC-6074-P5	1926	8.00	VCP	0.013	244	300.00	290.11	275.56	0.06000
110070-110072	CYNTHIA	PC-5420-P2	1960	15.00	VCP	0.013	108	251.00	240.28	236.04	0.03920
110071-110070	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	27	253.00	241.05	240.98	0.01800
110072-110106	CYNTHIA	PC-6074-P5	1966	15.00	VCP	0.013	231	246.00	236.20	222.22	0.06000
110073-110071	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	272	265.00	252.93	241.20	0.04320
110074-110073	LARRABEE	CI-140-9CD	1926	8.00	VCP	0.013	271	286.00	277.04	253.19	0.08800
110075-110074	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	270	314.00	303.37	277.42	0.09600
110076-110075	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	280	345.00	336.97	303.76	0.11880
110077-110092	SUNSET	CI-140-14D	1926	8.00	VCP	0.013	239	351.00	338.37	333.30	0.02120
110078-110077	LARRABEE	CI-140-9B	1926	8.00	VCP	0.013	314	384.00	374.82	338.64	0.11520
110079-110078	LARRABEE	CI-140-9B	1926	8.00	VCP	0.013	312	420.00	410.85	375.28	0.11400
110080-110079	LARRABEE	CI-140-9B	1926	8.00	VCP	0.013	312	456.00	446.88	411.31	0.11400
110083-110084	HORN		1926	8.00	VCP	0.013	20	453.00	447.93	443.85	0.20400
110084-110085	HORN	CI-140-12A	1926	8.00	VCP	0.013	161	451.00	443.85	411.08	0.20400
110085-110086	HORN	CI-140-12A	1926	8.00	VCP	0.013	142	420.00	410.42	392.85	0.12400
110086-110087	HORN	CI-140-12A	1926	8.00	VCP	0.013	233	400.00	392.00	368.17	0.10200
110087-110088	HORN	CI-140-12A	1966	18.00	VCP	0.013	77	375.00	367.75	359.60	0.10600
110088-110089	HORN	PC-6074-P9	1966	18.00	VCP	0.013	12	366.00	359.20	357.50	0.14160
110089-110090	HORN	PC-6074-P9	1966	8.00	VCP	0.013	163	364.00	357.06	327.69	0.18010
110090-110094	HORN	PC-6074-P4	1966	12.00	VCP	0.013	86	343.00	326.79	322.26	0.05310
110091-110090	HORN/SUNSET	PC-6074-P4	1966	12.00	VCP	0.013	56	343.00	335.10	327.36	0.13900
110092-110093	SUNSET	CI-140-14D	1926	8.00	VCP	0.013	76	344.00	333.20	331.59	0.02120
110093-110094	SUNSET/HORN	PC-6074-P4	1966	8.00	VCP	0.013	22	342.00	331.59	322.67	0.36000
110094-110095	SUNSET	PC-6074-P4	1966	12.00	VCP	0.013	138	340.00	322.09	317.69	0.03200
110095-110096	PALM	PC-6074-P3	1966	12.00	VCP	0.013	156	336.00	317.44	301.65	0.00400
110096-110102	PALM	PC-6074-P3	1966	12.00	VCP	0.013	201	316.00	300.90	281.20	0.09800
110097-110096	PALM	PC-6074-P3	1966	8.00	VCP	0.013	24	316.00	310.41	301.66	0.36440
110098-110097	ALLEY, SO OF SUNSET	CI-140-8A	1926	8.00	VCP	0.013	180	325.00	317.17	310.62	0.03640
110099-110098	ALLEY, SO OF SUNSET	CI-140-8A	1926	8.00	VCP	0.013	193	333.00	324.33	317.32	0.03640
110100-110101	HARPATT	PC-6074-P3	1926	8.00	VCP	0.013	340	308.00	299.25	286.06	0.03880
110101-110102	HARPATT	PC-6074-P3	1966	8.00	VCP	0.013	19	293.00	286.04	281.21	0.25440
110102-110103	PALM	PC-6074-P3	1966	12.00	VCP	0.013	251	293.00	280.80	254.30	0.10560
110103-110104	PALM	PC-6074-P3	1966	12.00	VCP	0.013	271	267.00	253.82	227.80	0.09600
110104-110105	PALM	PC-6074-P2	1966	12.00	VCP	0.013	294	241.00	227.50	212.11	0.05240
110105-110587	PALM	PC-6074-P2	1966	18.00	VCP	0.013	213	225.00	211.97	209.02	0.01400
110106-110105	CYNTHIA	PC-6074-P5	1966	15.00	VCP	0.013	159	234.00	222.10	212.57	0.06000
110107-110106	PALM	CI-140-9C	1926	8.00	VCP	0.013	240	243.00	238.21	263.81	0.06000
110108-110107	PALM	CI-140-9C	1926	8.00	VCP	0.013	240	265.00	258.17	238.49	0.08200
110109-110108	PALM	CI-140-9C	1926	8.00	VCP	0.013	246	288.00	280.32	258.51	0.09000
110110-110091	SHERBOURNE	CI-140-12D	1926	8.00	VCP	0.013	100	350.00	338.58	335.40	0.03180

APPENDIX D

Utility Systems Science & Software Sewer Flow Monitoring Report

Site Report 12-12-2018

Confidential Proprietary Information

Plus Development Group, LLC

~984 Larrabee St, West Hollywood, CA 90069

2018.12 Larrabee MH 75

Manhole No. 75

Access:

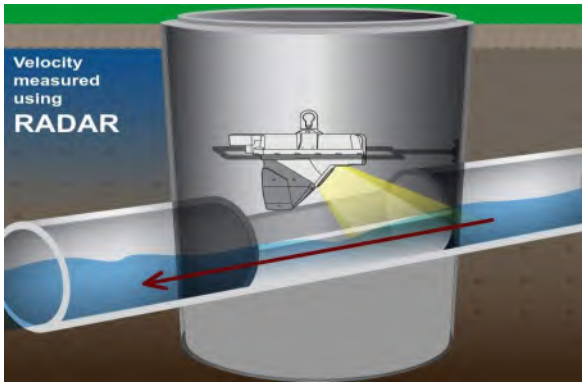
MH northwest of address within the intersection of Larrabee St & Harratt St

System Type: Sanitary [X] Storm [ ]

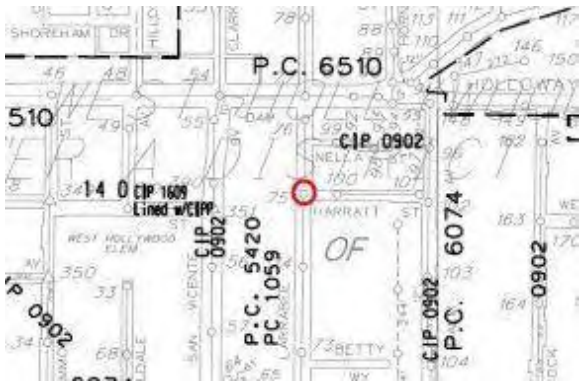
Install Date: 11/26/2018

Map

Technology



CSMD S-1529 Sewer Plan



Flow Meter
Meter Depth: 116"
MH Coordinates: 34.089613, -118.384489
Mild open channel hydraulics, extremely low flows

Avg Velocity	Avg Measured Level	Multiplier
1.75 fps	0.25"	1

Gas			
O2	H2S	CO	LEL
20.9	0	0	0

Notes
No laterals; monitored the upstream line as it provided the best hydraulics.

Traffic Safety
No formal TCP required; used cones & signs per site-specific CA MUTCD TC requirements.

Land Use			
Residential	Commercial	Industrial	Trunk
X			

Manhole Depth	131"
Monitored Pipe Size	8"
Inner Pipe Size (In/Out)	8"/8"
Pipe Shape	Round
Pipe Condition	Good
Manhole Material	Brick
Silt	0"
Velocity Profile Data	*
Velocity Profile Taken	0.4 2-D
Sensor Offset	14.41"
Sensor Dist. to Crown	6.41"
Sensor Direction	Upstream
Flow Heading	South

Meter Site Document

Plus Development Group, LLC

2018.12 Larrabee MH 75 ~984 Larrabee St, West Hollywood, CA 90069

Site

Manhole Before Install

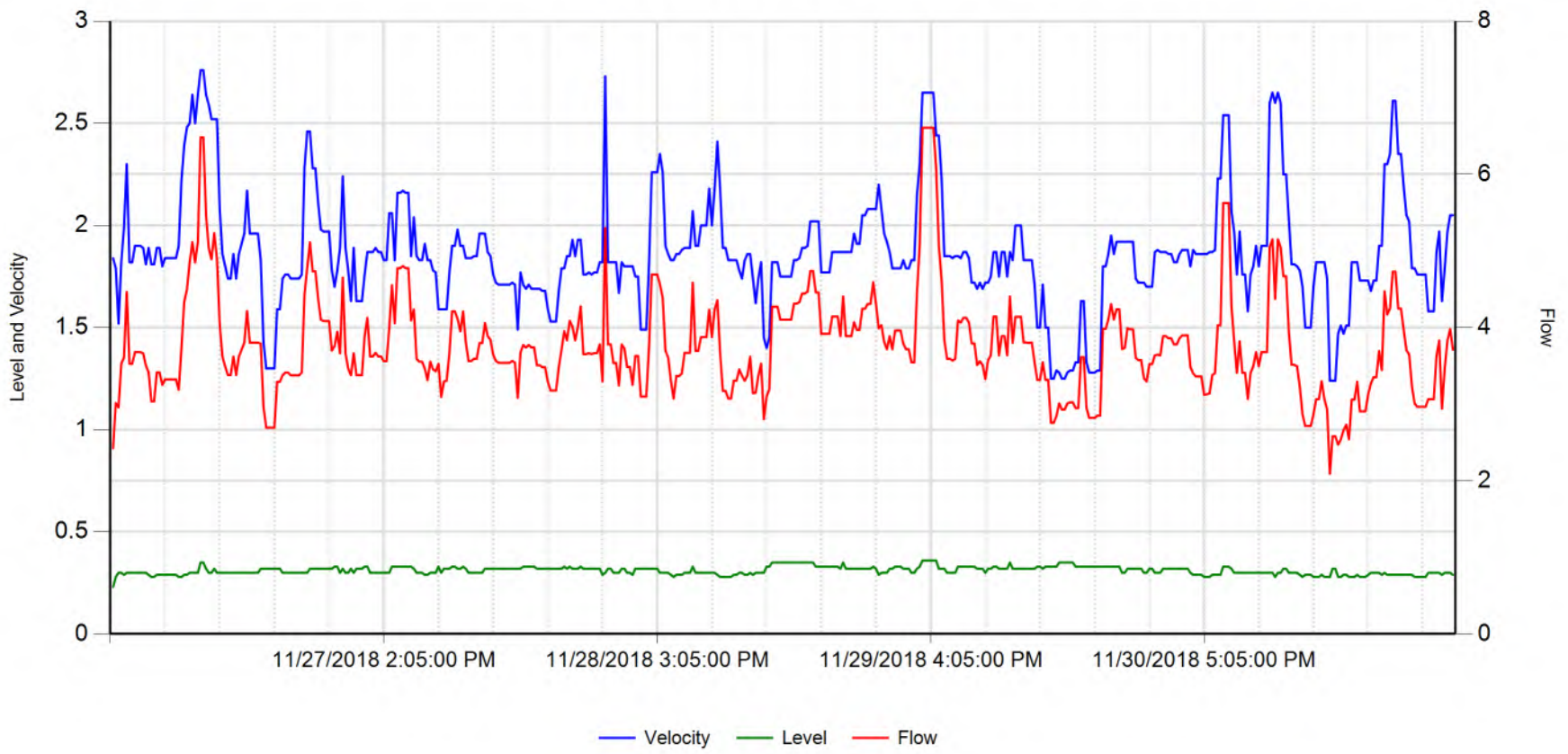
Installation Process

Installed

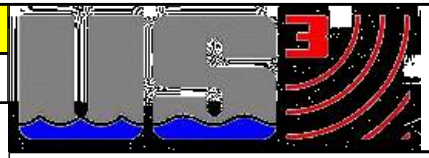
Upstream

Monitored Pipe Size

2018.12 Larrabee MH 75



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.867	0.311	3.762	**RainFall**	Inches
Maximum	2.760	0.360	6.608		
Minimum	1.240	0.230	2.093		



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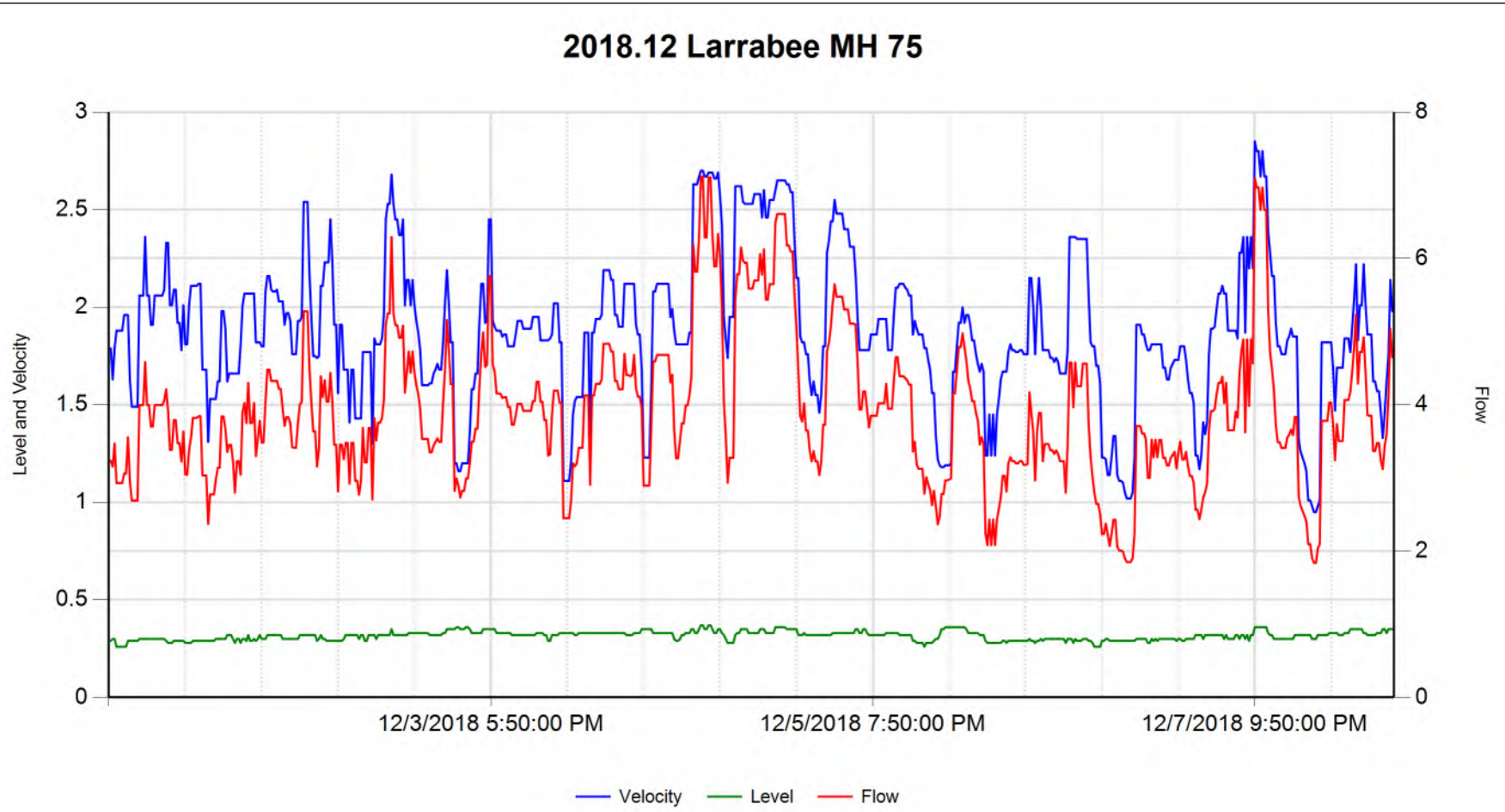
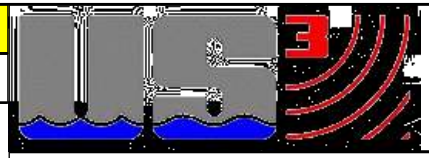


	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.886	0.316	3.907	**RainFall**	Inches
Maximum	2.850	0.370	7.120		
Minimum	0.950	0.260	1.840		



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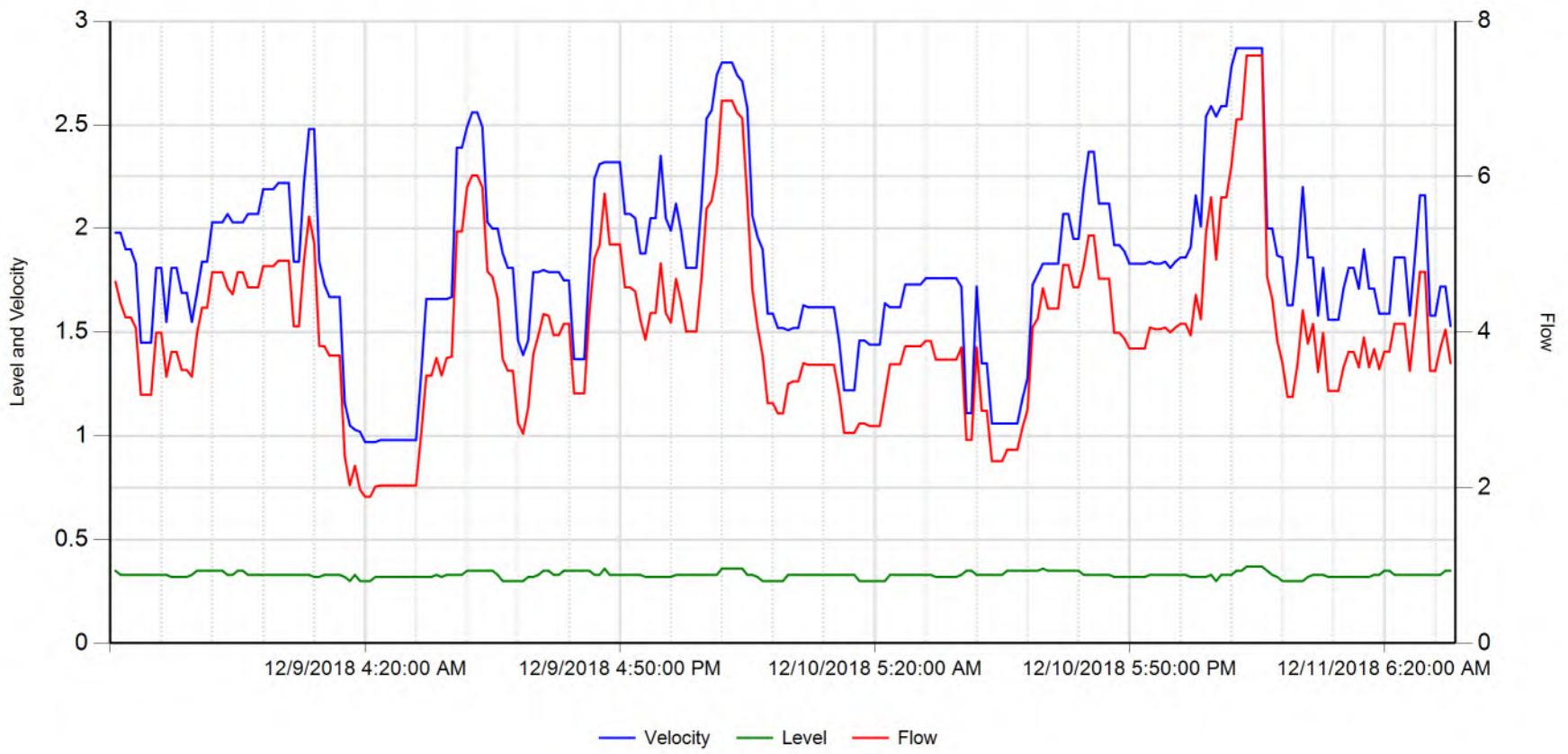
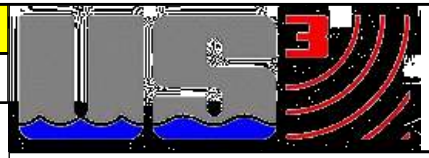
2018.12 Larrabee MH 75



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.829	0.330	4.036	**RainFall**	Inches
Maximum	2.870	0.370	7.559		
Minimum	0.970	0.300	1.884		



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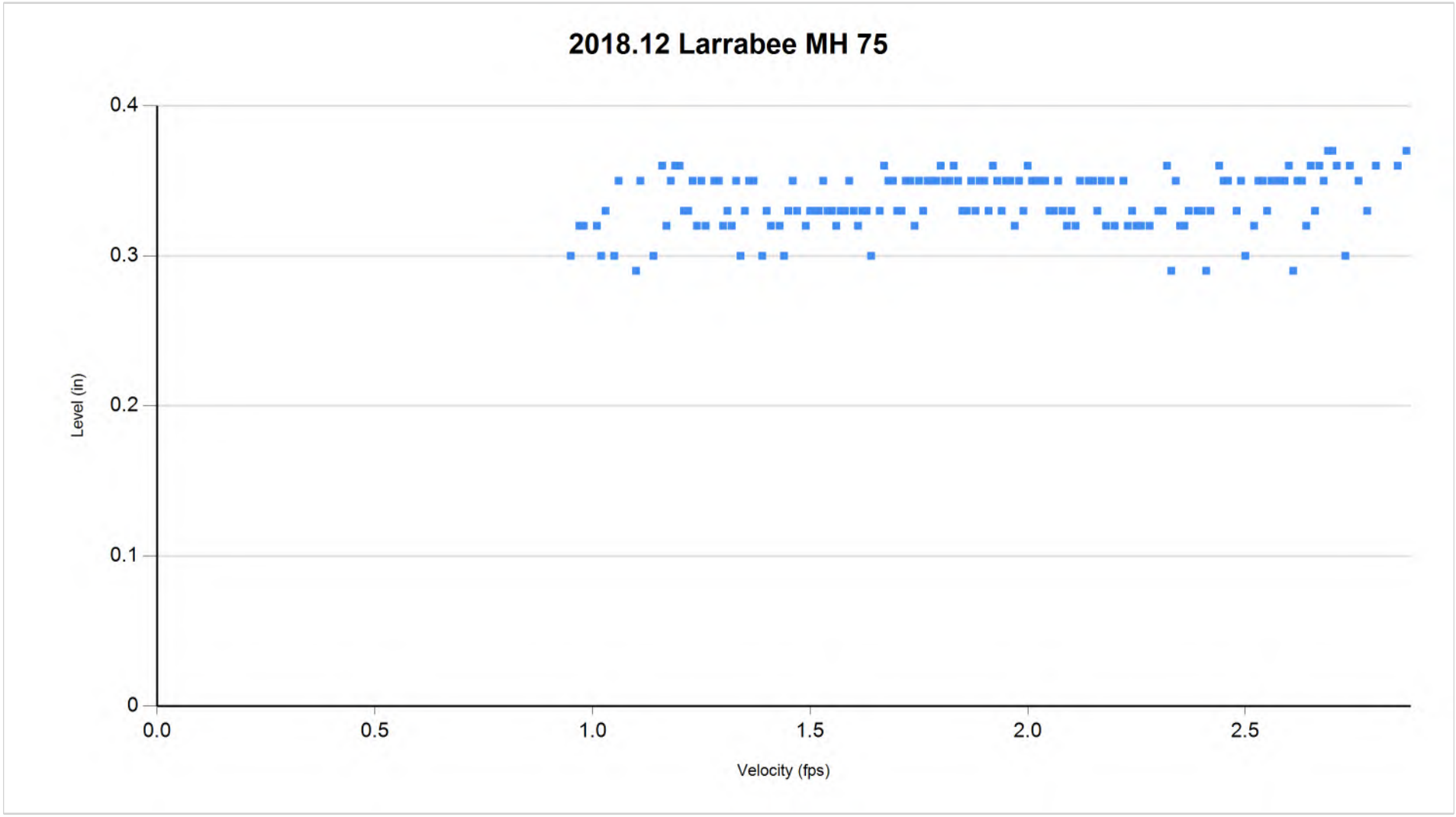

11/26/2018 thru 12/11/2018

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APPENDIX E

Existing Sewer Flow Analysis

Worksheet for Existing Sewer Capacity at 50% Full

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.11900	ft/ft
Normal Depth	4.00	in
Diameter	8.00	in

Results

Discharge	2.08	ft^3/s
Flow Area	0.17	ft^2
Wetted Perimeter	1.05	ft
Hydraulic Radius	2.00	in
Top Width	0.67	ft
Critical Depth	0.63	ft
Percent Full	50.0	%
Critical Slope	0.02574	ft/ft
Velocity	11.94	ft/s
Velocity Head	2.22	ft
Specific Energy	2.55	ft
Froude Number	4.11	
Maximum Discharge	4.48	ft^3/s
Discharge Full	4.17	ft^3/s
Slope Full	0.02975	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

Worksheet for Existing Sewer Capacity at 50% Full

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	4.00	in
Critical Depth	0.63	ft
Channel Slope	0.11900	ft/ft
Critical Slope	0.02574	ft/ft

APPENDIX F

City of West Hollywood Sewer Capacity Study Requirements

City of West Hollywood
California 1984

City of West Hollywood
Department of Public Works
Engineering Division

Sewer Capacity Study Requirements

1. The sewer capacity study shall be certified by a California licensed Civil Engineer.

2. Project Description: The study should have a project description describing what is being proposed on the development site. The current land uses and proposed land uses of the development shall also be indentified.

3. Site Description: The site description shall describe the project's location, the approximate acreage of the project site, and contain a vicinity map to identify the project's location.

4. Existing Sewer Pipe Capacity Analysis: This section shall identify any existing connections to the sewer system. A 7-day flow monitoring study will be required to obtain the existing flow capacity. This shall be done at the downstream sewer manhole, or at a location that makes sense to adequately determine existing flow capacity. Additional monitoring locations may be required to verify downstream capacity of the local sewer network as well as if the project will connect to a nearby trunk line. The City of Los Angeles sewers located downstream may be impacted by a proposed development project. Therefore, the sewer study may need to include monitoring locations in the City of Los Angeles. The existing average daily flow (Q_{exist}) and peak flow shall be determined in cubic feet per second.

5. Proposed Flow Generation: This section shall include the proposed land use(s). Flow generation shall be determined by the user category that most closely matches the County Sanitation District No. 4 of Los Angeles County mean loading table. This will determine your average daily flow (Q_{AF}) in gallons per day (gpd) that shall then be converted to cubic feet per second (cfs).

   The City of West Hollywood was an unincorporated area of Los Angeles County until 1984; therefore the sewer system was designed to the County of Los Angeles Department of Public Works standards, where all pipes are designed for peak flow.

   n = 0.013
   D/d ≤ 0.50 for d ≤ 15"
   D/d ≤ 0.75 for d> 15"

   These assumptions will determine the Q_{cap} = Sewer pipe capacity.

The peak flow (Q_{PF}) for this study shall be calculated in cubic feet per second (cfs) by $Q_{PF} = 2.5 \times Q_{AF}$ where 2.5 is the peaking factor used to determine the maximum peak flow rate for sewer diameters less than 15". The peaking factor shall be 2.0 for diameters greater than 15".

6. Conclusion: The conclusion shall identify the sewer capacity of the pipe as a flow rate (Q_{cap}). The calculations shall demonstrate that the sewer mainline has the capacity for the existing flow and the added flow at average and peak conditions. If the sewer is found to be inadequate, recommendations shall be provided to handle the increase in sewer flow. If this is a large site that has several sewer connection options, the conclusion shall address those options and make a recommendation for the project. The recommendations will be incorporated into the mitigation measures for the project.

AN ORDINANCE PRESCRIBING THE CONNECTION FEE RATE AND MEAN LOADINGS PER UNIT OF USAGE FOR COUNTY SANITATION DISTRICT NO. 4 OF LOS ANGELES COUNTY

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 4 OF LOS ANGELES COUNTY ORDAINS AS FOLLOWS:

SECTION 1.0 - USER CATEGORIES AND MEAN LOADINGS

Pursuant to Section 3.03(2) of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the following shall constitute the User Categories and mean loadings per Unit of Usage for flow, Biochemical Oxygen Demand (BOD), and Suspended Solids:

USER CATEGORY	UNIT OF USAGE	FLOW (Gallons per Day)	BOD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
Acupuncture Office/Clinic	1000 Sq.Ft.	150	0.16	0.10
Arcade - Video Games	1000 Sq.Ft.	80	0.10	0.10
Auditorium	Seat	4	0.01	0.01
Auto Parking	1000 Sq.Ft.	20	0.03	0.03
Auto Body/Mech. Repair Shop	1000 Sq.Ft.	80	0.12	0.19
Bakery	1000 Sq.Ft.	280	2.34	1.40
Bank: Headquarters	1000 Sq.Ft.	150	0.16	0.10
Bank: Branch	1000 Sq.Ft.	80	0.10	0.10
Banquet Room/Ballroom	1000 Sq.Ft.	800	6.67	4.00
Bar: Cocktail, Fixed Seat	Seat	18	0.03	0.03
Bar: Juice, No Baking Facilities	1000 Sq.Ft.	120	0.20	0.20
Bar: Juice, With Baking Facilities	1000 Sq.Ft.	280	2.34	1.40
Bar: Cocktail, Public Table Area	1000 Sq.Ft.	500	4.17	2.50
Barber Shop	1000 Sq.Ft.	100	0.13	0.13
Beauty Parlor	1000 Sq.Ft.	280	0.35	0.35
Bldg. Const/Field Office	Office	150	0.19	0.19
Bowling Alley: Alley, Lanes & Lobby Area	1000 Sq.Ft.	80	0.10	0.10
Cafeteria: Fixed Seat	Seat	30	0.25	0.15
Car Wash: Wand Type	1000 Sq.Ft.	700	3.00	1.58
Car Wash: Tunnel - Recycling Type	1000 Sq.Ft.	2700	11.74	6.16
Car Wash: Tunnel - Non-Recycling Type	1000 Sq.Ft.	3700	15.86	8.33
Chapel: Fixed Seat	Seat	4	0.01	0.01
Chiropractic Office	1000 Sq.Ft.	150	0.16	0.10

USER CATEGORY	UNIT OF USAGE	FLOW (Gallons per Day)	BOD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
Church: Fixed Seat	Seat	4	0.01	0.01
Church School: Day Care/Elem	Occupant	8	0.01	0.01
Church School: One Day Use	1000 Sq.Ft.	200	0.22	0.17
Cocktail Lounge: Fixed Seat	Seat	18	0.03	0.03
Coffee House: No Pastry Baking & No Food Preparation	1000 Sq.Ft.	120	0.20	0.20
Coffee House: Pastry Baking Only	1000 Sq.Ft.	280	2.34	1.40
Coffee House: Serves Prepared Food	Seat	30	0.25	0.15
Cold Storage: No Sales	1000 Sq.Ft.	20	0.03	0.03
Cold Storage: Retail Sales	1000 Sq.Ft.	80	0.10	0.10
Comfort Station: Public	Fixture	100	0.13	0.13
Commercial Use	1000 Sq.Ft.	80	0.10	0.10
Community Center	Occupant	4	0.01	0.01
Counseling Center	1000 Sq.Ft.	150	0.16	0.10
Credit Union	1000 Sq.Ft.	150	0.19	0.19
Dairy: Retail Area	1000 Sq.Ft.	80	0.10	0.10
Dancing Area (of Bars or Nightclub)	1000 Sq.Ft.	600	1.00	1.00
Dance Studio	1000 Sq.Ft.	80	0.10	0.10
Dental Office/Clinic	1000 Sq.Ft.	250	0.27	0.17
Doughnut Shop	1000 Sq.Ft.	280	2.34	1.40
Drug Rehabilitation Center	1000 Sq.Ft.	150	0.16	0.10
Equipment Booth	1000 Sq.Ft.	20	0.03	0.03
Film Processing - 1 Hour Photo, Etc.	1000 Sq.Ft.	100	0.13	0.13
Gas Station: Self Service	Fixture	100	0.15	0.23
Gas Station: Four Bays Max	Station	430	0.65	1.00
Gymnasium - Basketball, Volleyball	1000 Sq.Ft.	250	0.31	0.31
Hanger (Aircraft)	1000 Sq.Ft.	80	0.12	0.19
Health Club/Spa	1000 Sq.Ft.	800	1.00	1.00
Homeless Shelter	Bed	75	0.13	0.13
Hospital: Convalescent	Bed	75	0.16	0.06
Hospital: Animal	1000 Sq.Ft.	280	0.35	0.35
Hotel: Use Guest Rooms Only	Room	130	0.34	0.13
Jail	Inmate	85	0.22	0.09
Kennel: Dog Kennel/Open	1000 Sq.Ft.	100	0.13	0.13
Laundromat	Machine	170	0.21	0.16
Library: Public Area	1000 Sq.Ft.	80	0.10	0.10

USER CATEGORY	UNIT OF USAGE	FLOW (Gallons per Day)	BOD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
Library: Stacks, Storage	1000 Sq.Ft.	25	0.03	0.03
Lobby Of Retail Area	1000 Sq.Ft.	80	0.10	0.10
Lodge Hall	Seat	4	0.01	0.01
Lounge	1000 Sq.Ft.	80	0.13	0.13
Machine Shop	1000 Sq.Ft.	80	0.10	0.10
Manufacturing (Dry) Facility	1000Gr.Sq.Ft.	80	0.10	0.10
Massage Parlor	1000 Sq.Ft.	275	0.34	0.34
Medical Building	1000 Sq.Ft.	250	0.27	0.17
Medical: Lab In Hospital	1000 Sq.Ft.	250	0.69	0.31
Medical Office/Clinic	1000 Sq.Ft.	250	0.27	0.17
Mini-Mall	1000 Sq.Ft.	80	0.40	0.27
Mortuary: Chapel	Seat	4	0.01	0.01
Mortuary: Embalming	1000 Sq. Ft.	715	4.77	4.77
Mortuary: Living Area	1000 Sq.Ft.	80	0.14	0.14
Motel: Use Guest Rooms Only	Room	130	0.34	0.13
Museum: All Area	1000 Sq.Ft.	20	0.03	0.03
Museum: Office Over 15%	1000 Sq.Ft.	150	0.19	0.19
Museum: Sales Area	1000 Sq.Ft.	80	0.10	0.10
Office Building	1000 Sq.Ft.	150	0.16	0.10
Office Bldg W/ Cooling Tower	1000 Sq.Ft.	180	0.16	0.10
Pool Hall (No Alcohol)	1000 Sq.Ft.	80	0.10	0.10
Post Office: Full Service	1000 Sq.Ft.	150	0.19	0.19
Post Office: Private Mail Box Rental	1000 Sq.Ft.	80	0.10	0.10
Prisons	Inmate	175	0.45	0.18
Residential Dorm: College Or Residential	Student	75	0.13	0.13
Residential: Boarding House	Bed	75	0.13	0.13
Residential: Apt - Bachelor	Dwelling Unit	80	0.14	0.14
Residential: Apt - 1 Bedroom	Dwelling Unit	120	0.22	0.21
Residential: Apt - 2 Bedroom	Dwelling Unit	160	0.29	0.27
Residential: Apt - 3 Bedroom	Dwelling Unit	200	0.36	0.34
Residential: Apt - >3 Bedroom	Additional Bedroom	40	0.07	0.07
Residential: Condo - 1 Bedroom	Dwelling Unit	120	0.22	0.21
Residential: Condo - 2 Bedroom	Dwelling Unit	160	0.29	0.27
Residential: Condo - 3 Bedroom	Dwelling Unit	200	0.36	0.34

USER CATEGORY	UNIT OF USAGE	FLOW (Gallons per Day)	BOD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
Residential: Condo - >3 Bedroom	Additional Bedroom	40	0.07	0.07
Residential: Duplex/Townhouse/SFD - 1 Bedroom	Dwelling Unit	130	0.23	0.22
Residential: Duplex/Townhouse/SFD - 2 Bedroom	Dwelling Unit	180	0.32	0.31
Residential:Duplex/Townhouse/SFD - 3 Bedroom	Dwelling Unit	230	0.41	0.39
Residential:Duplex/Townhouse/SFD - >3 Bedroom	Additional Bedroom	50	0.09	0.09
Residential Room Addition: Bedroom	Bedroom	50	0.09	0.09
Residential Room Conversion: Into A Bedroom	Bedroom	50	0.09	0.09
Residential: Mobile Home	Dwelling Unit	160	0.29	0.27
Residential: Artist (2/3 Area)	Dwelling Unit	250	0.45	0.43
Residential: Artist Residence	Dwelling Unit	80	0.14	0.14
Residential: Guest Home w/ Kitchen	Same as Residential Apt			
Residential: Guest Home w/o Kitchen	Bedroom	50	0.06	0.06
Rest Home	Bed	75	0.16	0.06
Restaurant: Drive-In	Stall	40	0.33	0.20
Restaurant: Drive-In	Seat	20	0.17	0.10
Restaurant: Fast Food - Indoor Seat	Seat	20	0.17	0.10
Restaurant: Fast Food - Outdoor Seat	Seat	12	0.10	0.06
Restaurant: Full Service - Indoor Seat	Seat	30	0.25	0.15
Restaurant: Full Service - Outdoor Seat	Seat	18	0.15	0.09
Restaurant: Take-Out	1000 Sq.Ft.	300	2.50	1.50
Retail Area	1000 Sq.Ft.	80	0.10	0.10
Rifle Range: Shooting Stalls, Shooting Lanes, Lobby Area	1000 Sq.Ft.	80	0.10	0.10
School: Arts/Dancing/Music	1000 Sq.Ft.	80	0.09	0.07
School: Day Care Center	Child	8	0.01	0.01
School: Elementary/Jr. High	Student	8	0.01	0.01
School: High School	Student	12	0.01	0.01
School: Kindergarten	1000 Sq.Ft.	200	0.22	0.17
School: Martial Arts	1000 Sq.Ft.	80	0.09	0.07
School: Nursery-Day Care	Child	8	0.01	0.01

USER CATEGORY	UNIT OF USAGE	FLOW (Gallons per Day)	BOD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
School: Special Class	Student	8	0.01	0.01
School: Trade Or Vocational	Student	12	0.01	0.01
School: Training	Student	12	0.01	0.01
School: University/College	Student	18	0.02	0.02
School: Dormitory	Student	75	0.13	0.13
School: Stadium, Pavilion	Seat	4	0.01	0.01
Storage: Building/Warehouse	1000 Sq.Ft.	20	0.03	0.03
Storage: Self Storage Bldg.	1000 Sq.Ft.	20	0.03	0.03
Store: Ice Cream/Yogurt	1000 Sq.Ft.	80	0.67	0.40
Store: Retail	1000 Sq.Ft.	80	0.10	0.10
Studio: Film/TV - Audience Viewing Room	Seat	4	0.01	0.01
Studio: Film/TV - Regular Use - Indoor Filming Area	1000 Sq.Ft.	80	0.10	0.10
Studio: Film/TV - Industrial Use (Domestic)	1000 Sq.Ft.	80	0.00	0.00
Studio: Recording	1000 Sq.Ft.	80	0.10	0.10
Tanning Salon: Independent, No Shower	1000 Sq.Ft.	80	0.10	0.10
Tanning Salon: Within A Health Spa/Club	1000 Sq.Ft.	800	1.00	1.00
Theater: Drive-In	Vehicle	10	0.01	0.01
Theater: Live/Music/Opera	Seat	4	0.01	0.01
Theater: Cinema	Seat	4	0.01	0.01
Tract: Commercial/Residential	Acre	1	0.00	0.00
Trailer - Const/Field Office	Office	150	0.19	0.19
Veterinary Clinic/Office	1000 Sq.Ft.	280	0.30	0.19
Warehouse	1000 Sq.Ft.	20	0.03	0.03
Waste Dump: Recreational	Station	430	0.54	0.54
Wine Tasting Room: Kitchen	1000 Sq.Ft.	215	0.27	0.27
Wine Tasting Room: All Area	1000 Sq.Ft.	80	0.10	0.10

SECTION 2.0 - CONNECTION FEE RATE

Pursuant to Section 3.02 of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the Connection Fee Rate shall be $1,710.00 per capacity unit.

SECTION 3.0 - COST ALLOCATION FACTORS

Pursuant to Section 3.03(2) of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the proportions of the capital improvement component of the connection fee rate which are attributable to flow, BOD, and Suspended Solids, designated as X, Y, and Z, respectively, shall be:

$X = 0.6567$ $Y = 0.1992$ $Z = 0.1441$

SECTION 4.0 - BASIC RESIDENTIAL UNIT

Pursuant to Section 3.03(2) of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the loadings from a basic residential unit shall be:

$Flow_{bru}$	=	260 gallons per day of Wastewater flow
BOD_{bru}	=	0.466 pounds per day of BOD
SS_{bru}	=	0.445 pounds per day of Suspended Solids.

SECTION 5.0 - EFFECTIVE DATE

This Ordinance shall become effective on July 1, 1999.

Chairperson, Board of Directors
County Sanitation District No. 4
of Los Angeles County

ATTEST:

Clerk, Board of Directors
County Sanitation District No. 4
of Los Angeles County

APPENDIX G

Proposed Sewer Flow Analysis

Proposed Avg Flow Depth

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.11900	ft/ft
Diameter	8.00	in
Discharge	0.14	ft^3/s

Results

Normal Depth	0.08	ft
Flow Area	0.02	ft^2
Wetted Perimeter	0.48	ft
Hydraulic Radius	0.05	ft
Top Width	0.44	ft
Critical Depth	0.17	ft
Percent Full	12.4	%
Critical Slope	0.00645	ft/ft
Velocity	5.49	ft/s
Velocity Head	0.47	ft
Specific Energy	0.55	ft
Froude Number	4.07	
Maximum Discharge	4.48	ft^3/s
Discharge Full	4.17	ft^3/s
Slope Full	0.00013	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	12.36	%
Downstream Velocity	Infinity	ft/s

Proposed Avg Flow Depth

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.08	ft
Critical Depth	0.17	ft
Channel Slope	0.11900	ft/ft
Critical Slope	0.00645	ft/ft

Proposed Peak Flow Depth

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.11900	ft/ft
Diameter	8.00	in
Discharge	0.34	ft³/s

Results

Normal Depth	0.13	ft
Flow Area	0.05	ft²
Wetted Perimeter	0.60	ft
Hydraulic Radius	0.08	ft
Top Width	0.53	ft
Critical Depth	0.27	ft
Percent Full	19.2	%
Critical Slope	0.00659	ft/ft
Velocity	7.14	ft/s
Velocity Head	0.79	ft
Specific Energy	0.92	ft
Froude Number	4.21	
Maximum Discharge	4.48	ft³/s
Discharge Full	4.17	ft³/s
Slope Full	0.00077	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	19.21	%
Downstream Velocity	Infinity	ft/s

Proposed Peak Flow Depth

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.13	ft
Critical Depth	0.27	ft
Channel Slope	0.11900	ft/ft
Critical Slope	0.00659	ft/ft

8850 Sunset

Water Memorandum
August 29, 2023

PREPARED BY:

John Labib & Associates
319 Main Street
El Segundo, CA 90245
(213) 239 - 9700

MEMO

DATE: August 29, 2023

TO: City of West Hollywood

FROM: Frank LaRocca, PE

RE: 8850 Sunset – Water Infrastructure

This memo describes the results of the existing and proposed water infrastructure analysis and identifies and identifies any existing and future constraints with the existing water infrastructure for the 8850 Sunset Boulevard development project in West Hollywood, CA.

Existing Water Infrastructure – Domestic and Fire Water for this site is served by the Beverly Hills Water Department (BHWD) and LADWP. The existing services are being provided through an existing 8" cast iron water main in San Vicente Boulevard (BHWD) , an 8" cast iron water main in Larrabee Street (BHWD), as well as a 8" cast iron water main in Sunset Boulevard (LADWP). See Appendix A for the existing water infrastructure.

A Service Advisory Request (SAR) was submitted to LADWP for a proposed 8" domestic and fire water combination service for the proposed project. The SAR analyzed the proposed impacts on the existing water infrastructure. The fire flow demand of 2,500 gpm was used to provide a residual pressure in the existing water main. These results can be seen in Appendix B.

A Fire Flow Test was also performed on three project adjacent hydrants serviced by Beverly Hills. The flow tests were performed at 20 PSI and performed for a duration of 2 hours. The results from the tests provide the residual pressure and flows for each individual hydrant. These results can also be seen in Appendix C.

Proposed Water Infrastructure – Proposed water infrastructure will include new water meters and lateral connections to the existing water system in Sunset Boulevard to provide domestic water, fire water and irrigation water to the proposed project. Possible connections may be required to water mains in San Vicente Blvd. or Larrabee St. for additional fire hydrants as required for the project.

Existing/Future Water Infrastructure Constraints - To determine the constraints on the existing water infrastructure as a result of the proposed project, water flow requirements for the proposed project were measured against the available water flow from the existing infrastructure. If the existing infrastructure is sufficient to serve the future demand, then there should be no constraints or significant impacts to the existing or future water infrastructure.

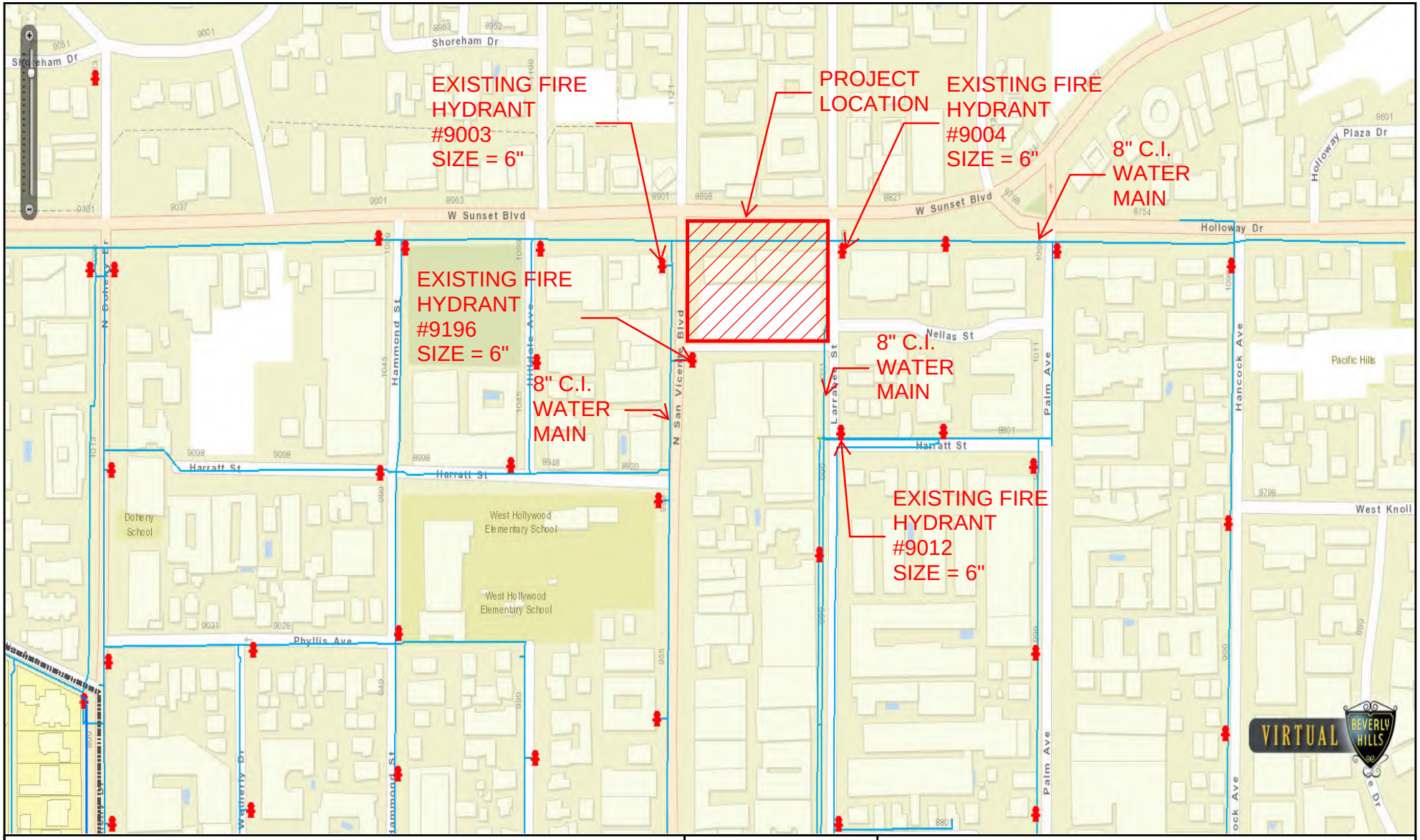
The water flow requirement for the proposed project is equal to the fire water demand, as this is much larger than the domestic water an irrigation water demand. Fire flow requirements for the project are set by the Los Angeles County Fire Department (LACFD) and are described in The Los Angeles County Fire Code, Appendix B (LAFC). The proposed project includes approximately 240,000-sf of fully-sprinklered Type 1 construction. Per Table B105.1 of the LAFC with the allowable 50% reduction for fully-sprinklered buildings, the fire flow requirement for the proposed project will be **2,625 gpm**.

Since the SAR data presented by LADWP for a single 8" fire connection produced a residual pressure of 57 PSI at a flow rate of 2,500 gpm and the three flow tests performed on The Beverly Hills Water mains also produced residual pressure above 20 PSI with flows in excess of 3,400 gpm, the existing infrastructure should have no constraints providing the required fire flow. To provide the required fire flow for the project, multiple connections may be required to the existing mains.

Attachments:
Appendix A – Existing Water Infrastructure
Appendix B – LADWP Service Advisory Request
Appendix C – Beverly Hills Fire Flow Results and Conditional Will-Serve

APPENDIX A

Existing Water Infrastructure



0 42 84 m

Projection: Web Mercator

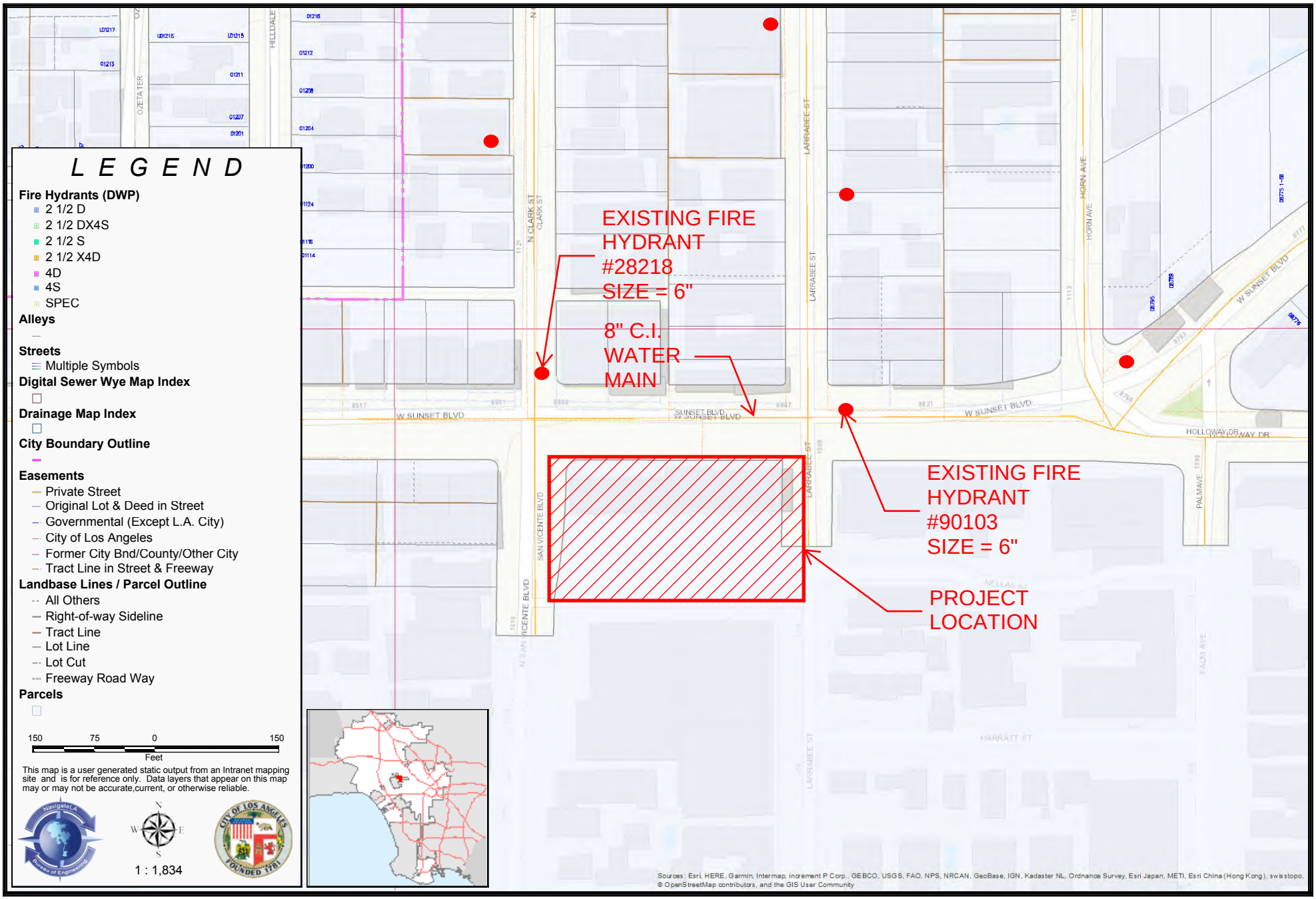
Author:

Date: 17 December 2018

Water Lines

8850 Sunset

EXISTING FIRE HYDRANT



L E G E N D

Fire Hydrants (DWP)
- 2 1/2 D
- 2 1/2 DX4S
- 2 1/2 S
- 2 1/2 X4D
- 4D
- 4S
- SPEC

Alleys

Streets
- Multiple Symbols

Digital Sewer Wye Map Index

Drainage Map Index

City Boundary Outline

Easements
- Private Street
- Original Lot & Deed in Street
- Governmental (Except L.A. City)
- City of Los Angeles
- Former City Bnd/County/Other City
- Tract Line in Street & Freeway

Landbase Lines / Parcel Outline
- All Others
- Right-of-way Sideline
- Tract Line
- Lot Line
- Lot Cut
- Freeway Road Way

Parcels

150 75 0 150
Feet

This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate,current, or otherwise reliable.

1 : 1,834

APPENDIX B

LADWP Service Advisory request

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **102914**

Fire Service Pressure Flow Report

SERVICE NUMBER **642413**

For: **8850 SUNSET BLVD** Approved Date: **6-26-2023**

Proposed Service **8 INCH** off of the

8 inch main in **SUNSET BLVD** on the **SOUTH** side approximately

150 feet **EAST** of **EAST** of **SAN VICENTE BLVD** The System maximum pressure is

102 psi based on street curb elevation of **356** feet above sea level at this location.

The distance from the DWP street main to the property line is **72** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	75				
685	74				
995	73				
1240	72				
1450	71				
1635	70				
1800	69				
1960	68				
2105	67				
2245	66				
2375	65				
2500	64				

These values are subject to change due to changes in system facilities or demands.

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

Notes: Fire service approved for 8 inch fire service only.

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 06-26-23. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

JANNA CHAHBAZ	JANNA CHAHBAZ	144-171
Prepared by	**Approved by**	**Water Service Map**

APPENDIX C

Beverly Hills Fire Flow Results and Conditional Will-Serve Letter

FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To Be Completed By Applicant)

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Applicant: _____ Telephone: ( ) _____

Address: _____

City: _____

Occupancy (Use of Building): _____ Sprinklered: Yes ☐ No ☐

Type of Construction: _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

_____ _____
Applicant's Signature Date

PART II-A **INFORMATION ON FIRE FLOW AVAILABILITY**
(To be completed by Water Purveyor)

Location Larabee St & Sunset Blvd

Hydrant Number 9004

Distance from Nearest Property Line 47' Size of Hydrant 6" x 4" x 2.5" Size of Water main 8"

Static PSI 80 Residual PSI 42 Orifice size 4" Pitot 20

Fire Flow at 20 PSI 2,142 gpm Duration 2 hours Flow Test Date / Time 8/23/23 4:30 AM

Location 963 Larrabe St

Hydrant Number 9020

Distance from Nearest Property Line 350' Size of Hydrant 6" x 4" x 2.5" Size of Water main 16"

Static PSI 72 Residual PSI 48 Orifice size 4" Pitot 22

Fire Flow at 20 PSI 3,464gpm Duration 2 hours Flow Test Date / Time 8/23/23 4:30 AM

Location Harrat and Larabee St

Hydrant Number 9012

Distance from Nearest Property Line 248' Size of Hydrant 6" x 4" 2.5" Size of Water main 8"

Static PSI 64 Residual PSI 44 Orifice size 4" Pitot 24

Fire Flow at 20 PSI 3,328gpm Duration 2 hours Flow Test Date / Time 8/23/23 4:30 AM

PART II-B **SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY**

Detector Location (check one) ☐ Above Grade ☐ Below Grade ☐ Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) ☐ Yes ☐ No

Minimum Type of Protection Required (check one) ☐ Single Check Detector Assembly

☐ Double Check Detector Assembly ☐ Reduced Pressure Principle Detector Assembly

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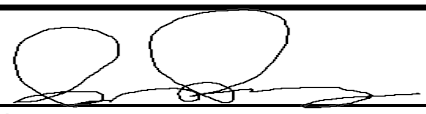
City of Beverly Hills, Public Works
Water Purveyor


Signature

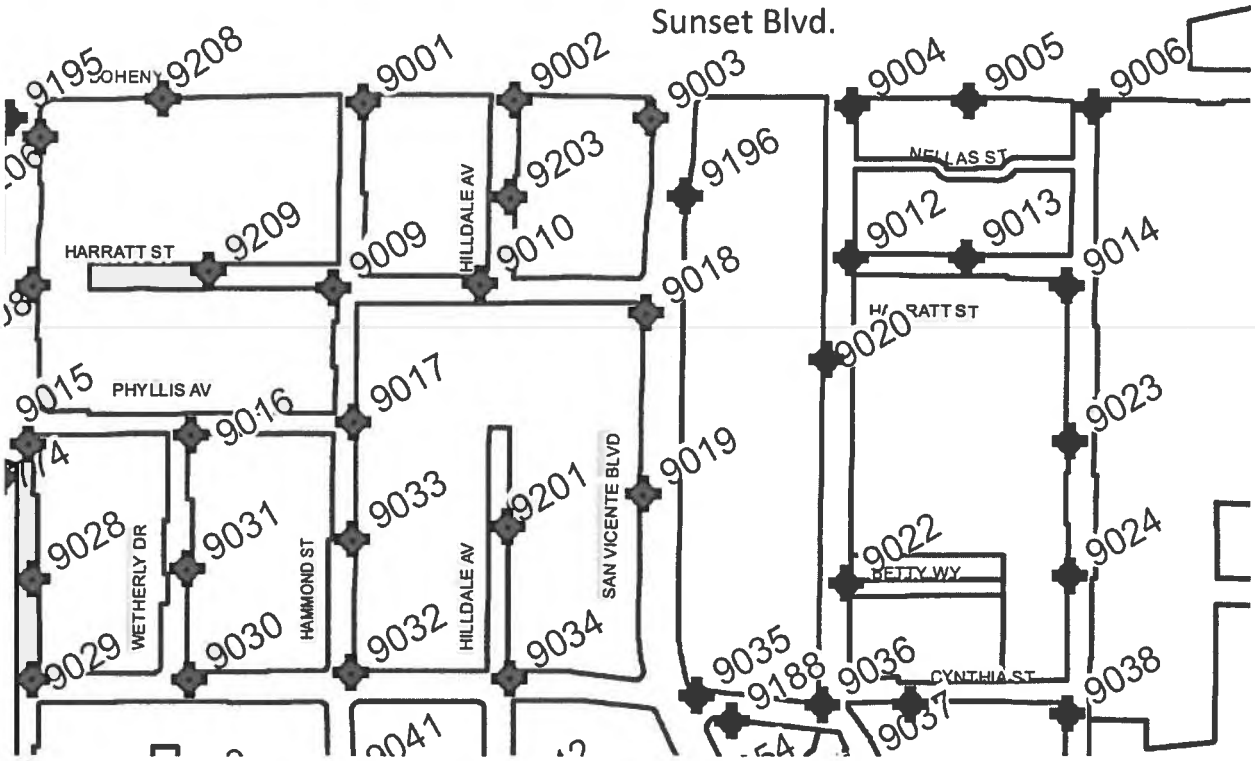
08/24/2023
Date

Sr. Water Sytems Techincian
Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

5WH


Sunset Blvd.
9195
9208
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9002
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9203
9196
NELLAS ST
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9014
HARRATT ST
9209
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9018
9020
9015
PHYLLIS AV
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9033
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9024
BETTY WY
WETHERLY DR
HAMMOND ST
HILLDALE AV
SAN VICENTE BLVD
9029
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9032
9034
9035
9188
9036
CYNTHIA ST
9038
9037
9041

Vince Damasse, Water Resources Manager
Public Works Services

October 3, 2019

ATTN: Frank LaRocca
319 Main Street
El Segundo, CA 90245

Subject: Conditional Water Will Serve
Proposed Hotel/Mixed Use Project
8850 Sunset Boulevard, West Hollywood, CA 90069

Dear Mr. LaRocca,

This Conditional Water Will Serve letter confirms that your proposed development lies within the City of Beverly Hills water service area. This conditional letter is contingent on the City's analysis of your proposed water demands and the potential impacts to the City's water infrastructure. Plans and calculations shall be submitted for the City's review and approval once available. Depending on the complexity of your project, a hydraulic analysis may be required to determine impacts to the City's water system. All applicable fees including but not limited to application processing, plan checking, connection, water capacity and supply fees shall apply.

Please contact me at 310-285-2491 should you have additional questions and/or concerns. We look forward to working with you.

Sal Bonora for

Vince Damasse
Water Resources Manager

Attachment E5

Alternative 4 Noise Data

Table C-NOI-1. Outdoor Baseline Use Assumptions - Alt. 4

Outdoor Spaces	Estimated Total Number of People	Amplified Sound System Levels, Maximum Level (measured at reference distance from the loudspeaker), dBA (L_{eq})	
		Daytime Hours (8 a.m. to 10 p.m.)	Nighttime Hours (10 p.m. to 8 a.m.
Level 1 Outdoor terrace facing London Hotel	275	85 dBA at 25 feet	75 dBA at 25 feet
Level 1 Outdoor dining terrace facing Larabee	24	85 dBA at 25 feet	75 dBA at 25 feet
Level 10 Hotel rooftop pool and terrace	228	85 dBA at 25 feet	75 dBA at 25 feet
Level 10 Hotel outdoor bar	97	85 dBA at 25 feet	75 dBA at 25 feet
Level 10 Hotel outdoor private dining north	30	85 dBA at 25 feet	75 dBA at 25 feet
Level 10 Hotel outdoor dining south	86	85 dBA at 25 feet	75 dBA at 25 feet
Level 11 Residential rooftop pool and terrace	218	85 dBA at 25 feet	75 dBA at 25 feet

Source: Appendix I

Table C-NOI-2. Crowd Noise Estimate - Alt 4 - Unmitigated

Applicable Thresholds of Significance

8 AM - 10 PM: Ambient noise level + 5 dBA if ambient noise level is less than 60 dBA L_{eq}; if ambient noise level is 60 dBA Leq or greater, ambient noise level + 3dBA

10 PM - 8 AM: L90 - 5 dBA

ST3 - West of project site - measured ambient noise levels: 64.8 dBA Leq, 62 dBA L90	Daytime threshold: 67.8 dBA Leq, nighttime threshold: 57 dBA L90
ST5 - East of project site - measured ambient noise levels: 63.2 dBA Leq, 59 dBA L90	Daytime threshold: 66.2 dBA Leq, nighttime threshold: 54 dBA L90
ST7 - South of project site - measured ambient noise levls: 57 dBA Leq, 55 dBA L90	Daytime threshold: 62 dBA Leq, nighttime threshold: 49 dBA L90

Raised male voice at 1 m.	65 dBA at 3.28 feet
Raised female voice at 1 m.	62 dBA at 3.28 feet
Reference: Harris, 1991	

Outdoor Spaces	Elevation (above local ground) - ref. Sheet A5.00 of Alternative Concept Design plans dated 2/14/2023	Horizontal Distance to nearest receivers (from approx. acoustic center of activity area)				Vertical Distance to nearest receivers				Line-of-Sight Distance (Horizontal and Vertical)			
		Residences to east	Residences to west	London Hotel event space above parking garage	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck
Level 1 Outdoor terrace facing London Hotel	0.5	170	215	85	110	11.5	11.5	54.5	109.5	170	215	101	155
Level 1 Outdoor dining terrace facing Larabee	0.5	110	345	120	210	11.5	11.5	54.5	109.5	111	345	132	237
Level 10 Hotel rooftop pool and terrace	126	287	140	150	125	114	114	71	16	309	181	166	126
Level 10 Hotel outdoor bar	126	255	170	115	115	114	114	71	16	279	205	135	116
Level 10 Hotel outdoor private dining north	126	165	365	185	265	114	114	71	16	201	382	198	265
Level 10 Hotel outdoor dining south	126	95	325	75	160	114	114	71	16	148	344	103	161
Level 11 Residential rooftop pool and terrace	147	270	175	160	155	135	135	92	37	302	221	185	159

Assumptions	**Occupancy**
Estimated occupancy provided by project applicant (e-mail provided 5/16/2023)	
Level 1 Outdoor terrace facing London Hotel	275
Level 1 Outdoor dining terrace facing Larabee	24
Level 10 Hotel rooftop pool and terrace	228
Level 10 Hotel outdoor bar	97
Level 10 Hotel outdoor private dining north	30
Level 10 Hotel outdoor dining south	86
Level 11 Residential rooftop pool and terrace	218
Assume each 50% male, 50% female	
Assume half of them are using raised voices at any one time	

Crowd Noise Estimate, Continued - Alt 4

Source-receiver distances (feet)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	101	132	166	135	198	103	185
London Hotel rooftop deck	155	237	126	116	265	161	159
Residences to west	215	345	181	205	382	344	221
Residences to east	170	111	309	279	201	148	302

Estimated Building Shielding (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	25.1	24.3	22.6	21.8	24.7	9.3	20
London Hotel rooftop deck	26.6	24.2	5.4	0.0	22.0	0.0	6
Residences to west	23.5	26.6	22.0	25.5	25.3	19.1	22
Residences to east	23.4	0.0	21.2	14.7	12.0	20.4	22

Estimated Sound Pressure Levels (dBA L_{eq}) Daytime and Nighttime

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace	Combined Noise Level (dBA)
London Hotel event space above parking garage	33.3	21.2	30.6	29.5	18.2	43.9	30.8	44.8
London Hotel rooftop deck	28.1	16.2	50.2	52.6	18.3	49.3	45.9	56.2
Residences to west	28.3	10.5	30.5	22.2	11.9	23.6	27.2	34.4
Residences to east	30.4	47.0	26.7	30.4	30.8	29.6	23.7	47.4

Table C-NOI-3. Allowable Music Noise Estimate - Alt. 4; Unmitigated

Applicable Thresholds of Significance
8 AM - 10 PM: Ambient noise level + 5 dBA if ambient noise level is less than 60 dBA L_{eq}; if ambient noise level is 60 dBA Leq or greater, ambient noise level + 3dBA
10 PM - 8 AM: L90 - 5 dBA

ST3 - West of project site - measured ambient noise levels: 64.8 dBA Leq, 62 dBA L90 — Daytime threshold: 67.8 dBA Leq, nighttime threshold: 56 dBA L90
ST5 - East of project site - measured ambient noise levels: 63.2 dBA Leq, 59 dBA L90 — Daytime threshold: 66.2 dBA Leq, nighttime threshold: 53 dBA L90
ST7 - South of project site - measured ambient noise levls: 57 dBA Leq, 55 dBA L90 — Daytime threshold: 62 dBA Leq, nighttime threshold: 49 dBA L90

Outdoor Spaces	Elevation (above local ground) - ref. Sheet A5.00 of Alternative Concept Design plans dated 2/14/2023	Horizontal Distance to nearest receivers (from approx. acoustic center of activity area)				Vertical Distance to nearest receivers				Line-of-Sight Distance (Horizontal and Vertical)			
		Residences to east	Residences to west	London Hotel event space above parking garage	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck
Level 1 Outdoor terrace facing London Hotel	0.5	170	215	85	110	11.5	11.5	54.5	109.5	170	215	101	155
Level 1 Outdoor dining terrace facing Larabee	0.5	110	345	120	210	11.5	11.5	54.5	109.5	111	345	132	237
Level 10 Hotel rooftop pool and terrace	126	287	140	150	125	114	114	71	16	309	181	166	126
Level 10 Hotel outdoor bar	126	255	170	115	115	114	114	71	16	279	205	135	116
Level 10 Hotel outdoor private dining north	126	165	365	185	265	114	114	71	16	201	382	198	265
Level 10 Hotel outdoor dining south	126	95	325	75	160	114	114	71	16	148	344	103	161
Level 11 Residential rooftop pool and terrace	147	270	175	160	155	135	135	92	37	302	221	185	159

Allowable Music Noise Estimate Continued - Alt. 4

Amplified Sound System Levels, Maximum Level (measured at reference distance from the loudspeaker), dBA L_{eq}	85	25	Daytime
	75	25	Nighttime

Source-receiver distances (feet)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	101	132	166	135	198	103	185
London Hotel rooftop deck	155	237	126	116	265	161	159
Residences to west	215	345	181	205	382	344	221
Residences to east	170	111	309	279	201	148	302

Estimated Building Shielding (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	25.1	24.3	22.6	21.8	24.7	9.3	19.5
London Hotel rooftop deck	26.6	24.2	5.4	0.0	22.0	0.0	5.7
Residences to west	23.5	26.6	22.0	25.5	25.3	19.1	21.6
Residences to east	23.4	0.0	21.2	14.7	12.0	20.4	22.4

Estimated Sound Pressure Levels Daytime (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace	Combined Noise Level (dBA)	Significance Threshold (dBA L_{eq})	Significant Impact?
London Hotel event space above parking garage	47.8	46.3	45.9	48.5	42.3	63.4	48.1	**64.0**	**62**	**Yes**
London Hotel rooftop deck	42.6	41.3	65.5	71.7	42.5	68.8	63.2	**74.5**	**62**	**Yes**
Residences to west	42.8	35.6	45.8	41.3	36.0	43.1	44.5	**51.0**	**67.8**	**No**
Residences to east	44.9	72.1	42.0	49.4	54.9	49.1	41.0	**72.2**	**66.2**	**Yes**

Estimated Sound Pressure Levels Nighttime (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace	Combined Noise Level (dBA)	Significance Threshold (dBA Leq)	Significant Impact?
London Hotel event space above parking garage	37.8	36.3	35.9	38.5	32.3	53.4	38.1	**54.0**	**49**	**Yes**
London Hotel rooftop deck	32.6	31.3	55.5	61.7	32.5	58.8	53.2	**64.5**	**49**	**Yes**
Residences to west	32.8	25.6	35.8	31.3	26.0	33.1	34.5	**41.0**	**56**	**No**
Residences to east	34.9	62.1	32.0	39.4	44.9	39.1	31.0	**62.2**	**53**	**Yes**

Table C-NOI-4. Summary Tables, Unmitigated

Unmitgated Outdoor Use Noise Levels - Daytime Hours (8 a.m. to 10 p.m.)

Noise-Sensitive Receiver Location	Estimated Noise Levels from Outdoor Spaces, dBA (L_{eq})			Existing Daytime Ambient Noise Level, dBA (L_{eq})	Significance Threshold, dBA (L_{eq})	Significance Threshold Exceeded?
	People	Amplified Sound	People + Amplified Sound			
Hotel to the south of project site - event space above parking garage	44.8	64.0	64.0	57	62	**Yes**
Hotel to the south of project site - rooftop deck	56.2	74.5	74.5	57	62	**Yes**
Residences to the west of Project Site	34.4	51.0	51.1	64.8	67.8	**No**
Residences to the east of Project Site	47.4	72.2	72.2	63.2	66.2	**Yes**

Unmitigated Outdoor Use Noise Levels - Nighttime Hours (10 p.m. to 8 a.m.)

Noise-Sensitive Receiver Location	Estimated Noise Levels from Outdoor Spaces, dBA (L_{eq})			Existing Nighttime Ambient Noise Level, dBA (L_{90})	Significance Threshold, dBA (L_{90})	Significance Threshold Exceeded?
	People	Amplified Sound	People + Amplified Sound			
Hotel to the south of project site - event space above parking garage	44.8	54.0	54.5	56	49	**Yes**
Hotel to the south of project site - rooftop deck	56.2	64.5	65.1	56	49	**Yes**
Residences to the west of Project Site	34.4	41.0	41.9	61	56	**No**
Residences to the east of Project Site	47.4	62.2	62.4	58	53	**Yes**

Table C-NOI-5.Crowd Noise Estimate - Alt 4 - Mitigated (6-foot-high (minimum) noise barriers at Level 10 rooftop deck areas and along the Level 11 rooftop pool and terrace).

Applicable Thresholds of Significance

8 AM - 10 PM: Ambient noise level + 5 dBA if ambient noise level is less than 60 dBA L_{eq}; if ambient noise level is 60 dBA Leq or greater, ambient noise level + 3dBA

10 PM - 8 AM: L90 - 5 dBA

ST3 - West of project site - measured ambient noise levels: 64.8 dBA Leq, 62 dBA L90	Daytime threshold: 67.8 dBA Leq, nighttime threshold: 57 dBA L90
ST5 - East of project site - measured ambient noise levels: 63.2 dBA Leq, 59 dBA L90	Daytime threshold: 66.2 dBA Leq, nighttime threshold: 54 dBA L90
ST7 - South of project site - measured ambient noise levls: 57 dBA Leq, 55 dBA L90	Daytime threshold: 62 dBA Leq, nighttime threshold: 49 dBA L90

Raised male voice at 1 m.	65 dBA at 3.28 feet
Raised female voice at 1 m.	62 dBA at 3.28 feet
Reference: Harris, 1991	

Outdoor Spaces	Elevation (above local ground) - ref. Sheet A5.00 of Alternative Concept Design plans dated 2/14/2023	Horizontal Distance to nearest receivers (from approx. acoustic center of activity area)				Vertical Distance to nearest receivers				Line-of-Sight Distance (Horizontal and Vertical)			
		Residences to east	Residences to west	London Hotel event space above parking garage	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck
Level 1 Outdoor terrace facing London Hotel	0.5	170	215	85	110	11.5	11.5	54.5	109.5	170	215	101	155
Level 1 Outdoor dining terrace facing Larabee	0.5	110	345	120	210	11.5	11.5	54.5	109.5	111	345	132	237
Level 10 Hotel rooftop pool and terrace	126	287	140	150	125	114	114	71	16	309	181	166	126
Level 10 Hotel outdoor bar	126	255	170	115	115	114	114	71	16	279	205	135	116
Level 10 Hotel outdoor private dining north	126	165	365	185	265	114	114	71	16	201	382	198	265
Level 10 Hotel outdoor dining south	126	95	325	75	160	114	114	71	16	148	344	103	161
Level 11 Residential rooftop pool and terrace	147	270	175	160	155	135	135	92	37	302	221	185	159

Assumptions	**Occupancy**
Estimated occupancy provided by project applicant (e-mail provided 5/16/2023)	
Level 1 Outdoor terrace facing London Hotel	275
Level 1 Outdoor dining terrace facing Larabee	24
Level 10 Hotel rooftop pool and terrace	228
Level 10 Hotel outdoor bar	97
Level 10 Hotel outdoor private dining north	30
Level 10 Hotel outdoor dining south	86
Level 11 Residential rooftop pool and terrace	218
Assume each 50% male, 50% female	
Assume half of them are using raised voices at any one time	

Crowd Noise Estimate, Continued - Alt 4

Source-receiver distances (feet)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	101	132	166	135	198	103	185
London Hotel rooftop deck	155	237	126	116	265	161	159
Residences to west	215	345	181	205	382	344	221
Residences to east	170	111	309	279	201	148	302

Estimated Building Shielding (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	25.1	24.3	22.6	25.2	24.7	21.7	24
London Hotel rooftop deck	26.6	24.2	16.5	15.3	22.0	11.2	18
Residences to west	23.5	26.6	25.4	27.4	25.3	22.8	25
Residences to east	23.4	0.0	24.1	21.5	18.7	24.8	25

Estimated Sound Pressure Levels (dBA L_{eq}) Daytime and Nighttime

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace	Combined Noise Level (dBA)
London Hotel event space above parking garage	33.3	21.2	30.6	26.2	18.2	31.4	26.5	37.6
London Hotel rooftop deck	28.1	16.2	39.2	37.4	18.3	38.1	33.8	43.7
Residences to west	28.3	10.5	27.2	20.3	11.9	19.9	23.8	32.2
Residences to east	30.4	47.0	23.7	23.5	24.1	25.2	21.0	47.2

Table C-NOI-6. Allowable Music Noise Estimate - Alt. 4; Mitigated (Amplified Sound Limits - see below)

Applicable Thresholds of Significance
8 AM - 10 PM: Ambient noise level + 5 dBA if ambient noise level is less than 60 dBA L_{eq}; if ambient noise level is 60 dBA Leq or greater, ambient noise level + 3dBA
10 PM - 8 AM: L90 - 5 dBA

ST3 - West of project site - measured ambient noise levels: 64.8 dBA Leq, 62 dBA L90 — Daytime threshold: 67.8 dBA Leq, nighttime threshold: 56 dBA L90
ST5 - East of project site - measured ambient noise levels: 63.2 dBA Leq, 59 dBA L90 — Daytime threshold: 66.2 dBA Leq, nighttime threshold: 53 dBA L90
ST7 - South of project site - measured ambient noise levls: 57 dBA Leq, 55 dBA L90 — Daytime threshold: 62 dBA Leq, nighttime threshold: 49 dBA L90

Outdoor Spaces	Elevation (above local ground) - ref. Sheet A5.00 of Alternative Concept Design plans dated 2/14/2023	Horizontal Distance to nearest receivers (from approx. acoustic center of activity area)				Vertical Distance to nearest receivers				Line-of-Sight Distance (Horizontal and Vertical)			
		Residences to east	Residences to west	London Hotel event space above parking garage	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck	Residences to east	Residences to west	London Hotel event space	London Hotel rooftop deck
Level 1 Outdoor terrace facing London Hotel	0.5	170	215	85	110	11.5	11.5	54.5	109.5	170	215	101	155
Level 1 Outdoor dining terrace facing Larabee	0.5	110	345	120	210	11.5	11.5	54.5	109.5	111	345	132	237
Level 10 Hotel rooftop pool and terrace	126	287	140	150	125	114	114	71	16	309	181	166	126
Level 10 Hotel outdoor bar	126	255	170	115	115	114	114	71	16	279	205	135	116
Level 10 Hotel outdoor private dining north	126	165	365	185	265	114	114	71	16	201	382	198	265
Level 10 Hotel outdoor dining south	126	95	325	75	160	114	114	71	16	148	344	103	161
Level 11 Residential rooftop pool and terrace	147	270	175	160	155	135	135	92	37	302	221	185	159

Allowable Music Noise Estimate Continued - Alt. 4

Amplified Sound System Levels, Maximum Level (measured at reference distance from the loudspeaker), dBA L_{eq}	85	25	Daytime
	75	25	Nighttime
	65	15	Daytime
At Level 1 Outdoor Dining Terrace Facing Larabee	65	15	Nighttime
	85	15	Daytime
At Level 10 and Level 11 Terraces	70	15	Nighttime

Source-receiver distances (feet)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	101	132	166	135	198	103	185
London Hotel rooftop deck	155	237	126	116	265	161	159
Residences to west	215	345	181	205	382	344	221
Residences to east	170	111	309	279	201	148	302

Estimated Building Shielding (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace
London Hotel event space above parking garage	25.1	24.3	22.6	25.2	24.7	21.7	23.8
London Hotel rooftop deck	26.6	24.2	16.5	15.3	22.0	11.2	17.8
Residences to west	23.5	26.6	25.4	27.4	25.3	22.8	25.0
Residences to east	23.4	0.0	24.1	21.5	18.7	24.8	25.1

Estimated Sound Pressure Levels Daytime (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace	Combined Noise Level (dBA)	Significance Threshold (dBA L_{eq})	Significant Impact?
London Hotel event space above parking garage	47.8	21.8	41.5	40.7	37.9	46.6	39.4	**51.6**	**62**	**No**
London Hotel rooftop deck	42.6	16.9	50.1	51.9	38.0	53.2	46.6	**57.3**	**62**	**No**
Residences to west	42.8	11.2	38.0	34.9	31.6	35.0	36.6	**45.8**	**67.8**	**No**
Residences to east	44.9	47.6	34.6	38.1	43.8	40.3	33.9	**51.3**	**66.2**	**No**

Estimated Sound Pressure Levels Nighttime (dBA)

Receiver Description	Level 1 Outdoor terrace facing London Hotel	Level 1 Outdoor dining terrace facing Larabee	Level 10 Hotel rooftop pool and terrace	Level 10 Hotel outdoor bar	Level 10 Hotel outdoor private dining north	Level 10 Hotel outdoor dining south	Level 11 Residential rooftop pool and terrace	Combined Noise Level (dBA)	Significance Threshold (dBA Leq)	Significant Impact?
London Hotel event space above parking garage	37.8	21.8	26.5	25.7	22.9	31.6	24.4	**39.5**	**49**	**No**
London Hotel rooftop deck	32.6	16.9	35.1	36.9	23.0	38.2	31.6	**42.6**	**49**	**No**
Residences to west	32.8	11.2	23.0	19.9	16.6	20.0	21.6	**34.0**	**56**	**No**
Residences to east	34.9	47.6	19.6	23.1	28.8	25.3	18.9	**48.0**	**53**	**No**

Table C-NOI-7. Mitgated Outdoor Use Noise Levels - Daytime Hours (8 a.m. to 10 p.m.)

Noise-Sensitive Receiver Location	Estimated Noise Levels from Outdoor Spaces, dBA (L_{eq})			Existing Daytime Ambient Noise Level, dBA (L_{eq})	Significance Threshold, dBA (L_{eq})	Significance Threshold Exceeded?
	People	Amplified Sound	People + Amplified Sound			
Hotel to the south of project site - event space above parking garage	37.6	51.6	51.8	57	62	**No**
Hotel to the south of project site - rooftop deck	43.7	57.3	57.5	57	62	**No**
Residences to the west of Project Site	32.2	45.8	45.9	64.8	67.8	**No**
Residences to the east of Project Site	47.2	51.3	52.7	63.2	66.2	**No**

Unmitigated Outdoor Use Noise Levels - Nighttime Hours (10 p.m. to 8 a.m.)

Noise-Sensitive Receiver Location	Estimated Noise Levels from Outdoor Spaces, dBA (L_{eq})			Existing Nighttime Ambient Noise Level, dBA (L_{90})	Significance Threshold, dBA (L_{90})	Significance Threshold Exceeded?
	People	Amplified Sound	People + Amplified Sound			
Hotel to the south of project site - event space above parking garage	37.6	39.5	41.6	56	49	**No**
Hotel to the south of project site - rooftop deck	43.7	42.6	46.2	56	49	**No**
Residences to the west of Project Site	32.2	34.0	36.2	61	56	**No**
Residences to the east of Project Site	47.2	48.0	50.6	58	53	**No**

Uses the Equation: $(A_{e4})_{point}=20*\log[(2*pi*N)^{1/2}/\tanh(2*pi*N)^{1/2}]+5dB$
(Ref. Pg.174, Noise and Vibration Control, L.L. Beranek Editor, 1971 Ed.

Table C-NOI-8. Noise Shielding Effects
Project: 8850 Sunset Blvd. - Alt 4 - Unmitigated
Date: 11/10/23
By: MG

Please Enter: Using English (E) units or Metric (M) units ? **E**

Ray Trace Number/Description	Source-Receiver Distance (ft. or m)	Source Base Elev. (ft. or m)	Source Height above Ground (ft. or m)	Receiver Base Elev. (ft. or m)	Receiver Height above Ground (ft. or m)	Horizontal Barrier Dist. (in ref. to source) (ft. or m)	Barrier Base Elev. (ft. or m)	Barrier Height (ft. or m)	Dominant Freq.(Hz)	Source-Rcvr Straight-Line Dist. (ft. or m)	Source-Top-of-Barrier Dist. (ft. or m)	Receiver-Top-of-Barrier Dist. (ft. or m)	Lambda	N_{max}	$AE_{(barriers)}$ (dB)
London Hotel event space to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	101	0.5	5.0	55.0	5.0	15	0.5	**0.0**	500.0	114.7	15.8	104.6	0.7	16.3	**25.1**
London Hotel rooftop deck to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	155	0.5	5.0	110.0	5.0	20	0.5	**0.0**	500.0	189.9	20.6	177.2	0.7	22.8	**26.6**
Residences to west to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	215	0.5	5.0	12.0	5.0	25	0.5	**20.0**	500.0	215.6	29.2	190.3	0.7	11.3	**23.5**
Residences to east to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	170	0.5	5.0	12.0	5.0	25	0.5	**20.0**	500.0	170.8	29.2	145.4	0.7	11.1	**23.4**
London Hotel event space to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	132	0.5	5.0	55.0	5.0	20	0.5	**0.0**	500.0	142.6	20.6	126.6	0.7	13.5	**24.3**

London Hotel rooftop deck to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	237	0.5	5.0	110.0	5.0	15	0.5	**0.0**	500.0	260.9	15.8	249.6	0.7	13.2	**24.2**
Residences to west to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	345	0.5	5.0	12.0	5.0	10	0.5	**20.0**	500.0	345.4	18.0	335.2	0.7	22.8	**26.6**
Residences to east to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	111	0.5	5.0	12.0	5.0	10	0.5	**0.0**	n/a - break-line-of-sight not met; no noise reduction from structural shielding assumed						
London Hotel event space to Level 10 Hotel rooftop pool and terrace - building edge, no parapet assumed	166	126.0	5.0	55.0	5.0	50.0	126.0	**0.0**	500.0	180.5	50.2	133.4	0.7	9.2	**22.6**
London Hotel rooftop deck to Level 10 Hotel rooftop pool and terrace - building edge, no parapet assumed	126	126.0	5.0	110.0	5.0	45.0	126.0	**0.0**	500.0	127.0	45.3	81.8	0.7	0.0	**5.4**
Residences to west to Level 10 Hotel rooftop pool and terrace - building edge, no parapet assumed	181	126.0	5.0	12.0	5.0	30.0	126.0	**0.0**	500.0	213.5	30.4	185.9	0.7	8.0	**22.0**
Residences to east to Level 10 Hotel rooftop pool and terrace - building edge, no parapet assumed	309	126.0	5.0	12.0	5.0	55.0	126.0	**0.0**	500.0	329.2	55.2	276.2	0.7	6.6	**21.2**
London Hotel event space to Level 10 Hotel outdoor bar - building edge, no parapet assumed	135	126.0	5.0	55.0	5.0	35.0	126.0	**0.0**	500.0	152.7	35.4	119.9	0.7	7.7	**21.8**
London Hotel rooftop deck to Level 10 Hotel outdoor bar - building edge, no parapet assumed	116	126.0	5.0	110.0	5.0	30.0	126.0	**0.0**	n/a - break-line-of-sight not met; no noise reduction from structural shielding assumed						

Residences to west to Level 10 Hotel outdoor bar - building edge, no parapet assumed	205	126.0	5.0	12.0	5.0	55.0	126.0	**0.0**	500.0	234.3	55.2	185.2	0.7	17.7	**25.5**
Residences to east to Level 10 Hotel outdoor bar - building edge, no parapet assumed	279	126.0	5.0	12.0	5.0	25.0	126.0	**0.0**	500.0	301.7	25.5	276.7	0.7	1.5	**14.7**
London Hotel event space to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	198	126.0	5.0	55.0	5.0	15.0	126.0	**12.0**	500.0	210.5	16.6	199.1	0.7	14.9	**24.7**
London Hotel rooftop deck to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	265	126.0	5.0	110.0	5.0	10.0	126.0	**12.0**	500.0	266.0	12.2	256.5	0.7	8.0	**22.0**
Residences to west to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	382	126.0	5.0	12.0	5.0	5.0	126.0	**12.0**	500.0	399.0	8.6	396.3	0.7	17.1	**25.3**
Residences to east to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	201	126.0	5.0	12.0	5.0	5.0	126.0	**0.0**	500.0	230.7	7.1	223.9	0.7	0.8	**12.0**
London Hotel event space to Level 10 Hotel outdoor dining south - building edge, no parapet assumed	103	126.0	5.0	55.0	5.0	10.0	126.0	**0.0**	500.0	125.3	11.2	114.3	0.7	0.3	**9.3**
London Hotel rooftop deck to Level 10 Hotel outdoor dining south - building edge, no parapet assumed	161	126.0	5.0	110.0	5.0	10.0	126.0	**0.0**	n/a - break-line-of-sight not met; no noise reduction from structural shielding assumed						
Residences to west to Level 10 Hotel outdoor dining south - building edge, no parapet assumed	344	126.0	5.0	12.0	5.0	50.0	126.0	**0.0**	500.0	362.8	50.2	313.9	0.7	4.1	**19.1**

Residences to east to Level 10 Hotel outdoor dining south - building edge, no parapet assumed	148	126.0	5.0	12.0	5.0	20.0	126.0	**0.0**	500.0	187.1	20.6	168.4	0.7	5.6	**20.4**
London Hotel event space to Level 11 Residential rooftop pool and terrace - building edge, no parapet assumed	185	147.0	5.0	55.0	5.0	30.0	147.0	**0.0**	500.0	206.2	30.4	177.4	0.7	4.5	**19.5**
London Hotel rooftop deck to Level 11 Residential rooftop pool and terrace - building edge, no parapet assumed	159	147.0	5.0	110.0	5.0	25.0	147.0	**0.0**	500.0	163.6	25.5	138.1	0.7	0.0	**5.7**
Residences to west to Level 11 Residential rooftop pool and terrace - building edge, no parapet assumed	221	147.0	5.0	12.0	5.0	30.0	147.0	**0.0**	500.0	259.0	30.4	231.1	0.7	7.2	**21.6**
Residences to east to Level 11 Residential rooftop pool and terrace - building edge, no parapet assumed	302	147.0	5.0	12.0	5.0	50.0	147.0	**0.0**	500.0	330.7	50.2	283.4	0.7	8.7	**22.4**

Uses the Equation: $(A_{e4})_{point}=20*\log[(2*pi*N)^{1/2}/\tanh(2*pi*N)^{1/2}]+5dB$
(Ref. Pg.174, Noise and Vibration Control, L.L. Beranek Editor, 1971 Ed.

Table C-NOI-9. Noise Shielding Effects
Project: 8850 Sunset Blvd. - Alt 4 - Mitigated (6-foot-high (minimum) noise barriers at Level 10 rooftop deck areas and along the Level 11 rooftop pool and terrace).
Date: 11/10/23
By: MG

Please Enter: Using English (E) units or Metric (M) units ? **E**

Ray Trace Number/Description	Source-Receiver Distance (ft. or m)	Source Base Elev. (ft. or m)	Source Height above Ground (ft. or m)	Receiver Base Elev. (ft. or m)	Receiver Height above Ground (ft. or m)	Horizontal Barrier Dist. (in ref. to source) (ft. or m)	Barrier Base Elev. (ft. or m)	Barrier Height (ft. or m)	Dominant Freq.(Hz)	Source-Rcvr Straight-Line Dist. (ft. or m)	Source-Top-of-Barrier Dist. (ft. or m)	Receiver-Top-of-Barrier Dist. (ft. or m)	Lambda	N_{max}	$AE_{(barriers)}$ (dB)
London Hotel event space to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	101	0.5	5.0	55.0	5.0	15	0.5	**0.0**	500.0	114.7	15.8	104.6	0.7	16.3	**25.1**
London Hotel rooftop deck to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	155	0.5	5.0	110.0	5.0	20	0.5	**0.0**	500.0	189.9	20.6	177.2	0.7	22.8	**26.6**
Residences to west to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	215	0.5	5.0	12.0	5.0	25	0.5	**20.0**	500.0	215.6	29.2	190.3	0.7	11.3	**23.5**
Residences to east to Level 1 Outdoor terrace facing London Hotel - building edge, no parapet assumed	170	0.5	5.0	12.0	5.0	25	0.5	**20.0**	501.0	170.8	29.2	145.4	0.7	11.1	**23.4**
London Hotel event space to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	132	0.5	5.0	55.0	5.0	20	0.5	**0.0**	500.0	142.6	20.6	126.6	0.7	13.5	**24.3**

London Hotel rooftop deck to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	237	0.5	5.0	110.0	5.0	15	0.5	**0.0**	500.0	260.9	15.8	249.6	0.7	13.2	**24.2**
Residences to west to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	345	0.5	5.0	12.0	5.0	10	0.5	**20.0**	500.0	345.4	18.0	335.2	0.7	22.8	**26.6**
Residences to east to Level 1 Outdoor terrace facing Larabee - building edge, no parapet assumed	111	0.5	5.0	12.0	5.0	10	0.5	**0.0**	n/a - break-line-of-sight not met; no noise reduction from structural shielding assumed						
London Hotel event space to Level 10 Hotel rooftop pool and terrace - building edge, no parapet assumed	166	126.0	5.0	55.0	5.0	50.0	126.0	**0.0**	500.0	180.5	50.2	133.4	0.7	9.2	**22.6**
London Hotel rooftop deck to Level 10 Hotel rooftop pool and terrace - building edge with parapet	126	126.0	5.0	110.0	5.0	45.0	126.0	**6.0**	500.0	127.0	45.0	82.8	0.7	2.2	**16.5**
Residences to west to Level 10 Hotel rooftop pool and terrace - building edge with parapet	181	126.0	5.0	12.0	5.0	30.0	126.0	**6.0**	500.0	213.5	30.0	189.4	0.7	17.3	**25.4**
Residences to east to Level 10 Hotel rooftop pool and terrace - building edge with parapet	309	126.0	5.0	12.0	5.0	55.0	126.0	**6.0**	500.0	329.2	55.0	278.6	0.7	13.0	**24.1**
London Hotel event space to Level 10 Hotel outdoor bar - building edge with parapet	135	126.0	5.0	55.0	5.0	35.0	126.0	**6.0**	500.0	152.7	35.0	123.3	0.7	16.6	**25.2**
London Hotel rooftop deck to Level 10 Hotel outdoor bar - building edge with parapet	116	126.0	5.0	110.0	5.0	30.0	126.0	**6.0**	500.0	117.2	30.0	87.8	0.7	1.7	**15.3**

Residences to west to Level 10 Hotel outdoor bar - building edge with parapet	205	126.0	5.0	12.0	5.0	55.0	126.0	**6.0**	500.0	234.3	55.0	188.8	0.7	27.6	**27.4**
Residences to east to Level 10 Hotel outdoor bar - building edge with parapet	279	126.0	5.0	12.0	5.0	25.0	126.0	**6.0**	500.0	301.7	25.0	279.1	0.7	7.1	**21.5**
London Hotel event space to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	198	126.0	5.0	55.0	5.0	15.0	126.0	**12.0**	500.0	210.5	16.6	199.1	0.7	14.9	**24.7**
London Hotel rooftop deck to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	265	126.0	5.0	110.0	5.0	10.0	126.0	**12.0**	500.0	266.0	12.2	256.5	0.7	8.0	**22.0**
Residences to west to Level 10 Hotel private outdoor dining north - building edge, no parapet assumed	382	126.0	5.0	12.0	5.0	5.0	126.0	**12.0**	500.0	399.0	8.6	396.3	0.7	17.1	**25.3**
Residences to east to Level 10 Hotel private outdoor dining north - building edge with parapet	201	126.0	5.0	12.0	5.0	5.0	126.0	**6.0**	500.0	230.7	5.1	226.9	0.7	3.7	**18.7**
London Hotel event space to Level 10 Hotel outdoor dining south - building edge with parapet	103	126.0	5.0	55.0	5.0	10.0	126.0	**6.0**	500.0	125.3	10.0	117.8	0.7	7.4	**21.7**
London Hotel rooftop deck to Level 10 Hotel outdoor dining south - building edge with parapet	161	126.0	5.0	110.0	5.0	10.0	126.0	**6.0**	500.0	161.6	10.0	151.8	0.7	0.6	**11.2**
Residences to west to Level 10 Hotel outdoor dining south - building edge with parapet	344	126.0	5.0	12.0	5.0	50.0	126.0	**6.0**	500.0	362.8	50.0	316.1	0.7	9.6	**22.8**

Residences to east to Level 10 Hotel outdoor dining south - building edge with parapet	148	126.0	5.0	12.0	5.0	20.0	126.0	**6.0**	500.0	187.1	20.0	172.4	0.7	15.3	**24.8**
London Hotel event space to Level 11 Residential rooftop pool and terrace - building edge with parapet	185	147.0	5.0	55.0	5.0	30.0	147.0	**6.0**	500.0	206.2	30.0	180.4	0.7	12.1	**23.8**
London Hotel rooftop deck to Level 11 Residential rooftop pool and terrace - building edge with parapet	159	147.0	5.0	110.0	5.0	25.0	147.0	**6.0**	500.0	163.6	25.0	139.6	0.7	3.1	**17.8**
Residences to west to Level 11 Residential rooftop pool and terrace - building edge with parapet	221	147.0	5.0	12.0	5.0	30.0	147.0	**6.0**	500.0	259.0	30.0	234.5	0.7	16.0	**25.0**
Residences to east to Level 11 Residential rooftop pool and terrace - building edge with parapet	302	147.0	5.0	12.0	5.0	50.0	147.0	**6.0**	500.0	330.7	50.0	286.2	0.7	16.2	**25.1**

Attachment E6

Alternative 4 Transportation Analysis

DRAFT

MEMORANDUM

TO: Bob Cheung, City of West Hollywood

FROM: Sarah M. Drobis, P.E.
Emily Wong, P.E.

DATE: February 26, 2024

RE: Transportation Analysis for
8850 Sunset Boulevard
Alternative 4 – Reduced Height and Density Alternative
West Hollywood, California **Ref:** J1728

The transportation analysis described in this memorandum has been prepared for the reduced height and density alternative (Alternative 4) for the mixed-use hotel and residential project (Proposed Project) located at 8850 Sunset Boulevard (Project Site) in the City of West Hollywood (City). The methodology and assumptions used in this analysis are consistent with those applied in *Transportation Analysis for 8850 Sunset Boulevard* (Gibson Transportation Consulting, Inc., August 2021) (Transportation Analysis), which were established in conjunction with the City.

EXECUTIVE SUMMARY

State of California Senate Bill 743 (Steinberg, 2013) (SB 743), made effective in January 2014, required the Governor's Office of Planning and Research (OPR) to change the California Environmental Quality Act (CEQA) guidelines (California Code of Regulations, Title 14, Section 15000 and following) (CEQA Guidelines) to shift the focus of transportation impact analysis from driver delay (i.e., level of service [LOS]) to vehicle miles traveled (VMT), in order to reduce greenhouse gas emissions, create multimodal networks, and promote mixed-use developments. The City Council adopted *West Hollywood Transportation Impact Study Guidelines* (City of West Hollywood, April 2021) (TIS Guidelines) pursuant to the requirements of SB 743, based on analyses of typical types of development projects within the City under OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018) and CEQA Guidelines Section 15064.3, subdivision (b)(1). The TIS Guidelines confirm that, because the City is within a high-quality transit area that is well-served by public transportation, most development projects within the City would have a less than significant impact under VMT methodology and would not require further VMT analysis. However, further VMT analysis is required for development projects that fall under any of the five exclusionary criteria, as further detailed in the TIS Guidelines and addressed later in this analysis. In addition, the City requested the inclusion of local circulation and residential roadway evaluations for informational purposes only. The local circulation and residential roadway evaluations will not be considered for CEQA impact purposes.

Alternative 4 was developed to better meet the needs of local stakeholders based on comments received on the Draft Environmental Impact Report (EIR) for the Proposed Project. Alternative 4 would be similar to the Proposed Project and proposes the development of a mixed-use hotel and residential building in a high-quality transit area. Alternative 4 would align with the goals of SB 743 to provide a diverse mix of land uses in an urban environment and to reduce VMT by placing residential and employment uses in close proximity to other urban uses and to transit options. In addition, Alternative 4 would not fall under any of the five exclusionary criteria that would require further VMT analysis. Therefore, Alternative 4 would not result in a significant transportation impact. Furthermore, evaluations of the local circulation and residential roadways were conducted to provide information on the addition of Alternative 4 traffic to the surrounding transportation network.

PROJECT DESCRIPTION

In response to public comments on the Draft EIR for the Proposed Project, Alternative 4 was developed to better meet the needs of local stakeholders. Alternative 4 would include the construction of an 11-story mixed-use hotel and residential building. The hotel portion of the Project would include 90 guestrooms with ancillary uses such as meeting rooms, spa/gym, outdoor pool, lounges, and retail, including a 5,850 square foot (sf) hotel lounge/bar. The residential portion would provide 62 market-rate condominiums and 16 income-restricted units with residential amenities including a gym, movie screening room, and an outdoor pool. The Project would also include approximately 22,171 sf of restaurant uses consisting of the rooftop restaurant, associated outdoor seating, and indoor and outdoor dining areas. A new 6,748 sf nightclub space would also be included for the Viper Room. Alternative 4 would provide approximately 232 striped parking spaces in a four-level subterranean parking garage on site.

Consistent with the Proposed Project, the existing commercial buildings, including 13,862 sf of commercial uses and the 3,019 sf Viper Room, along with the associated surface parking lot, would be removed with development of Alternative 4.

Figures 1A-1C illustrate Alternative 4's ground floor, B1 level, and B2 level site plans.

Site Access and Circulation

Vehicular access to the Project Site would be provided via driveways on Larrabee Street and San Vicente Boulevard. Under Alternative 4, all vehicle ingress would be provided via an inbound-only driveway on Larrabee Street and all vehicle egress would be provided via a right-turn outbound-only driveway on San Vicente Boulevard. Access to the truck loading dock would be provided via a separate driveway on Larrabee Street.

PROJECT LOCATION

The Project Site is bounded by Sunset Boulevard to the north, Larrabee Street to the east, a hotel use to the south, and San Vicente Boulevard to the west. The Project Site lies within an urbanized area consisting of residential and commercial uses.

Metered on-street parking is provided adjacent to the Project Site along the Sunset Boulevard and Larrabee Street frontages. In addition, two metered parking spaces along the Sunset Boulevard frontage serve as a commercial loading area Monday through Saturday between 8 AM and 6 PM. As detailed in the TIS Guidelines, the City is located within a high-quality transit area, as identified by the Southern California Association of Governments (SCAG) and Los Angeles County Metropolitan Transportation Authority (Metro), with frequent Metro and West Hollywood CityLine transit service during the commuter peak periods.

METHODOLOGY & GUIDELINES

The City adopted the TIS Guidelines pursuant to the requirements of SB 743. The TIS Guidelines specify transportation evaluations to address Appendix G Checklist of the CEQA Guidelines, including VMT analysis, site plan review and analysis, and driveway and circulation analysis.

VMT Analysis

In accordance with OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA* and CEQA Guidelines Section 15064.3, subdivision (b)(1), all development projects within the City, a high-quality transit area, are considered to have less than significant transportation impacts, if all of the following criteria are met:

1. A project with a floor area ratio (FAR) equal to or greater than 0.75
2. A project does not have more than the required number of parking spaces, as specified in the West Hollywood Municipal Code (WHMC)
3. A project that is consistent with *Connect SoCal – The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy* (SCAG, Adopted September 2020) (RTP/SCS)
4. A project that does not replace affordable residential units with fewer, moderate- or high-income residential units
5. A project does not have the potential for significant regional draw

For projects that do not meet all of the criteria above, further VMT analysis is required, and the City also adopted OPR guidelines for a local threshold of significance of 15% VMT reduction below local average.

Site Plan Review and Analysis

Site plan review and analysis are required for information purposes and to support the CEQA determination related to (1) consistency with programs, plans, ordinances, and policies identified in the City's Circulation Element of *West Hollywood General Plan 2035* (2011), *West Hollywood Pedestrian and Bicycle Master Plan* (September 2017), and *City of West Hollywood Climate Action Plan* (September 2011), as well as other local/regional documents (i.e., RTP/SCS), (2) project-related geometric design hazards, and (3) identification of adequate emergency access. As detailed in the TIS Guidelines, the site plan review and analysis consider the four corners of a project site.

Driveway and Circulation Analysis

The driveway and circulation analyses are required for informational purposes only and support the CEQA determination related to (1) consistency with programs, plans, ordinances, and policies identified in the Circulation Element of the *West Hollywood General Plan 2035*, *West Hollywood Pedestrian and Bicycle Master Plan,* and *City of West Hollywood Climate Action Plan*, as well as other local/regional documents (i.e., RTP/SCS), (2) project-related geometric design hazards, and (3) identification of adequate emergency access.

As detailed in the TIS Guidelines, the driveway and circulation analysis consider intersections that provide access to the project site, critical nearby major intersections, and project driveways.

VMT SCREENING EVALUATION

The Project Site is located within a high-quality transit area and would be screened out from further VMT analysis pursuant to the criteria in the TIS Guidelines, OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, and CEQA Guidelines Section 15064.3, subdivision (b)(1), as detailed below:

1. Alternative 4 would have a density of 5.70 FAR.

2. WHMC Section 19.28.040 identifies the off-street parking requirements of various land uses and the required off-street parking ratio for all developments proposed within the City. Per Table 3-6 of the WHMC, ancillary retail, restaurant, and conference uses within hotel developments may provide 50% of the code requirements. As detailed in Table 1, Alternative 4's proposed 232-space parking supply would not exceed the WHMC parking requirement of 232 spaces.

3. The RTP/SCS presents a long-term vision for the region's transportation system through Year 2045 and balances the region's future mobility and housing needs with economic, environmental, and public health goals. Alternative 4 is consistent with the RTP/SCS goal of maximizing mobility and accessibility in the region. Alternative 4 encourages a variety of transportation options, is served by various local bus lines, and is located within a high-quality transit area. In addition, Alternative 4 would be designed to reduce single occupancy trips to the Project Site through the implementation of various transportation demand management (TDM) strategies including bicycle amenities and facilities and pedestrian infrastructure. Furthermore, Alternative 4 would contribute to the productivity and use of the regional transportation system by providing residences and employment near transit and would encourage active transportation by providing new bicycle parking and active street frontages. In addition, Alternative 4 would be consistent with SCAG's population and housing forecasts in the RTP/SCS document, and the Project's 125 residents and 183 net new employees would not exceed the SCAG population, housing, and employment growth projections for the City. Therefore, Alternative 4 would be adequately supported by existing and planned infrastructure in the region.

4. Alternative 4 would not replace any existing residential uses, including any low-income housing.

5. The proposed uses of Alternative 4 are similar to existing uses within the City and are not anticipated to generate a significant regional draw. As confirmed by the City Council in the Staff Report setting forth the findings for its adoption of the City guidelines, hotel, restaurant/bars, office buildings and event spaces have a more typical work force and would not be considered to generate a significant regional draw.

Based on the above evaluation, Alternative 4 would not require further VMT analysis. Therefore, consistent with the Proposed Project, no significant transportation impact is anticipated with development of Alternative 4.

SITE PLAN REVIEW AND ANALYSIS

As previously detailed, Alternative 4 would provide access via one inbound-only driveway along Larrabee Street, a designated Local Street, and one right-turn outbound-only driveway along San Vicente Boulevard, a designated Collector Street. The driveways and internal drive aisles would be designed in accordance with City standards to provide adequate sight distance and limit vehicle spillover into the public right-of-way. In addition, both driveways would adequately provide access for emergency vehicles. The driveways would be located along non-arterial streets to minimize interruptions to traffic operations along Sunset Boulevard, a designated Arterial Street that primarily serves regional and through traffic. Furthermore, parking would be provided in accordance with the WHMC to limit parking intrusion and minimize potential vehicle circulation in the adjacent residential neighborhoods. In addition, separate truck access to the loading dock would be concentrated at one driveway along Larabee Street. The truck driveway and loading dock would be designed to adequately accommodate trucks anticipated to service Alternative 4.

Bicycle and pedestrian access to the Project Site would be provided along Sunset Boulevard separate from the vehicle driveways to minimize potential vehicle-pedestrian and vehicle-bicycle conflicts. The bicycle and pedestrian entrances would connect to off-site facilities along Sunset Boulevard, as well as nearby transit stops, including an adjacent bus stop along San Vicente Boulevard south of Sunset Boulevard that provides service to Metro and Cityline bus lines. Alternative 4 would also provide bicycle parking and amenities to promote bicycle travel to and from the Project Site.

Thus, as detailed above, the Alternative 4 site plan would be consistent with the programs, policies, ordinances, and policies of *West Hollywood General Plan 2035*, *West Hollywood Pedestrian and Bicycle Master Plan*, *City of West Hollywood Climate Action Plan,* and the RTP/SCS by placing an employment, residential, and visitor center in proximity to transit and providing active street frontages to enhance the pedestrian and bicycle experience. The Alternative 4 driveways would also be designed and placed to provide adequate turning areas for vehicles, trucks, and emergency vehicles, limit potential vehicle-pedestrian/bicycle conflicts, and minimize vehicle spillover into the public right-of-way.

DRIVEWAY AND LOCAL CIRCULATION ANALYSIS

The following provides the evaluation of the local circulation system surrounding the Project Site for informational purposes and is not considered for CEQA impact purposes.

Detailed review and analysis of 10 study intersections and two study street segments were conducted for typical weekday morning (7:00 AM to 10:00 AM) and afternoon (4:00 PM to 7:00 PM) peak periods under Existing Conditions (Year 2019) and Future Conditions (Year 2028). The analysis of future Year 2028 conditions corresponds with the anticipated buildout year of Alternative 4.

Alternative 4 Project Traffic

Consistent with the transportation analysis presented in the Draft EIR, trip generation rates from *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017) for multi-family housing (low-rise) and drinking place uses were used to develop trip generation estimates for the residential uses and Viper Room, respectively.

Trip generation rates based on empirical studies conducted in the City were used to develop traffic estimates for the hotel, affordable housing, and restaurant uses.

Trip generation rates from *Trip Generation Manual, 10th Edition* for shopping center and drinking place uses were also utilized to estimate the trips associated with the existing uses on-site that would be removed with development of Alternative 4.

After accounting for the removal of the existing uses, Alternative 4 is estimated to generate 2,579 net new daily trips, with 147 morning peak hour trips (83 inbound, 64 outbound) and 257 afternoon peak hour trips (190 inbound, 67 outbound), as shown in Table 2. As detailed in Table 3, Alternative 4 would generate fewer daily, morning peak hour, and afternoon peak hour trips than the Proposed Project.

The traffic volumes entering and exiting the Project Site for both the existing uses and Alternative 4 were distributed and assigned to the local street system based on demographics and existing/anticipated travel patterns in the Study Area. Localized routes of travel through the Study Area were developed based on existing traffic patterns and relative travel times on various corridors, the level of accessibility of the route to and from the Project Site, and the City's Travel Demand Model, which takes into account the general locations of land uses where Alternative 4 project trips would originate or terminate. The trip distribution of Alternative 4 is illustrated in Figure 4A for the hotel and commercial uses and Figure 4B for the residential use. The Alternative 4 trip distribution was developed to reflect the traffic ingress from Larrabee Street and egress to San Vicente Boulevard. The general distribution pattern was reviewed and approved by the City.

Alternative 4 traffic for the hotel/commercial uses was assigned to the surrounding street system based on the following general distribution pattern:

- 30% to/from the east (Holloway Drive, Sunset Boulevard)
- 40% to/from the south (San Vicente Boulevard, Santa Monica Boulevard)
- 30% to/from the west (Sunset Boulevard, Doheny Drive)

Alternative 4 traffic for the residential uses was assigned to the surrounding street system based on the following general distribution pattern:

- 30% to/from the east (Holloway Drive, Sunset Boulevard)
- 40% to/from the south (San Vicente Boulevard, Santa Monica Boulevard)
- 30% to/from the west (Sunset Boulevard, Doheny Drive)

The trip distribution patterns illustrated in Figures 4A and 4B were applied to the trip generation estimates detailed in Table 2 to develop Alternative 4-only traffic assignments. Figure 5 illustrates the Alternative 4 traffic volumes through the study intersections.

Existing with Alternative 4 Conditions

The Existing Conditions are defined by the traffic volumes, roadways, and intersection configurations that existed in Year 2019, when the Project's Notice of Preparation was issued. Intersection turning movement counts during the typical weekday morning (7:00 AM to 10:00 AM) and afternoon (4:00 PM to 7:00 PM) commuter peak periods were conducted on May 21, 2019, and November 19, 2019. Local schools were in session at the time the traffic counts were conducted, and traffic patterns were typical and were not impacted at that time by the State and City's Stay At Home orders as a response to the COVID-19 pandemic. The traffic volumes illustrated in Figure 6 represent Existing Conditions in Year 2019. The summary data worksheets of turning movement counts at the study intersections are available in Attachment A.

Alternative 4-only traffic volumes were added to the Existing traffic volumes to develop the Existing with Alternative 4 peak hour traffic volumes shown in Figure 7.

Future with Alternative 4 Conditions

The Future with Alternative 4 Conditions are defined by the traffic volumes, roadways, and intersection configurations that would exist in Year 2028 following full development of Alternative 4. Based on historic trends, an ambient growth factor of 1.0% per year was used to adjust the existing traffic volumes to reflect the effects of regional growth and development by the Year 2028. The total adjustment applied over the nine-year period to full buildout of Alternative 4 (Year 2028) was, therefore, 9.0%. Consistent with the Transportation Analysis, the Future with Alternative 4 Conditions analysis also considered the effects of Alternative 4 in relation to other developments either proposed, approved, or under construction in the Study Area and expected to be implemented prior to the buildout date of Alternative 4 (Related Projects).

The Future without Alternative 4 Conditions intersection traffic volumes illustrated in Figure 8 reflect the addition of anticipated trips generated by the Related Projects to the Existing Conditions traffic volumes with application of the ambient growth through the assumed buildout year of 2028. The Alternative 4-only traffic volumes were added to the Future without Alternative 4 traffic volumes to develop the Future with Alternative 4 peak hour traffic volumes shown in Figure 9.

Residential Street Segment Analysis

The study street segments were analyzed based on direction from the City.

Street segment average daily traffic (ADT) counts during the typical weekday were conducted at the street segments of Larrabee Street between Nellas Street and Harratt Street and Harratt Street east of Larrabee Street over a 24-hour period (from midnight to midnight) on Wednesday, May 22, 2019.

Future without Alternative 4 street segment volumes were estimated by applying an ambient growth factor to the anticipated year of project buildout and the addition of Related Project traffic to the Existing Conditions street segment traffic volumes.

Alternative 4 traffic volumes were added to the Existing and Future without Alternative 4 ADT volumes to estimate the Existing with Alternative 4 and Future with Alternative 4 ADT volume scenarios.

ADT volumes under all conditions are shown in Figure 10. The summary data worksheets of the study street segment ADT volumes are provided in Attachment A.

The analysis of the study street segments is provided in Tables 3 and 4 for Existing with Alternative 4 and Future with Alternative 4 Conditions, respectively. As shown, the traffic intensity with the addition of Alternative 4 traffic at either of the two study street segments would not result in adverse traffic conditions that would require neighborhood improvement measures.

CONSTRUCTION

Construction of Alternative 4 is anticipated to commence in Year 2025 with completion anticipated in Year 2028. The construction period would include subphases of site demolition, grading/excavation, building construction, paving/finishing, tenant improvements, and commissioning. The peak haul activity for Alternative 4 would be generally consistent with the Proposed Project, as the design reconfigurations of Alternative 4 are not anticipated to materially change the construction activities of the Proposed Project. Thus, the overall construction-related effects on access, transit, and parking would be similar to those of the Proposed Project.

As such, consistent with the Proposed Project, a Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community for Alternative 4 and shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site.

TDM ORDINANCE

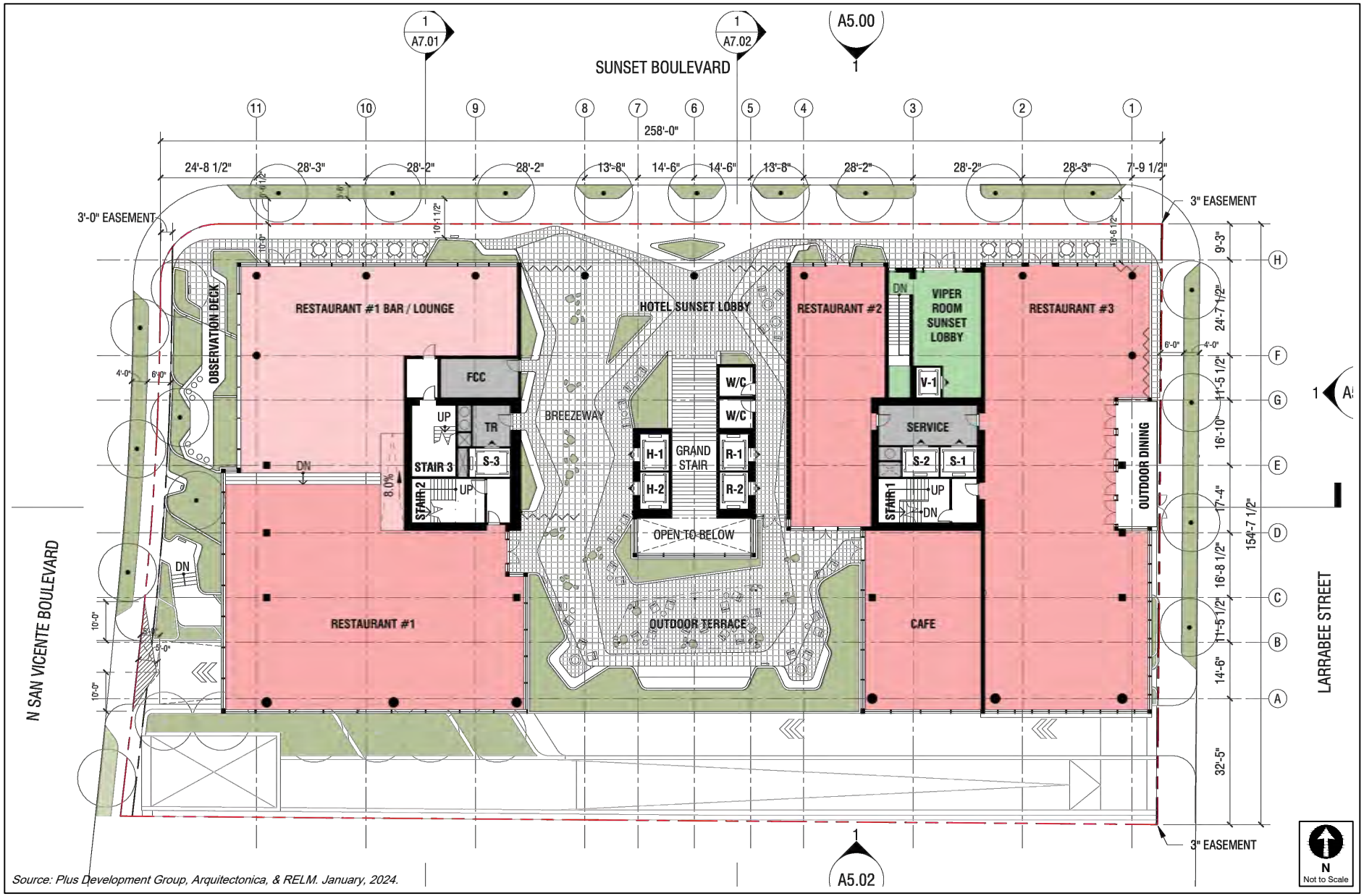
Consistent with the Proposed Project, Alternative 4 would be subject to the requirements of the City's TDM Ordinance to reduce single occupancy vehicle trips to the Project Site. WHMC Section 10.16.050 requires commercial or mixed-use structures with a total of more than 10,000 sf of floor area, such as Alternative 4, to implement eight trip reduction strategies.

Alternative 4 will comply with the TDM Ordinance and, in accordance with WHMC Section 10.16.050, Alternative 4 will prepare and submit a TDM plan to implement the required number of trip reduction strategies.

Table 5 provides a menu of strategies that could be implemented as part of a TDM plan, including on-site delivery amenities, secure bicycle storage and bicycle racks, and electric vehicle charging and preferential parking. Detailed descriptions of the strategies are provided in Attachment B.

SUMMARY

Alternative 4 is located within a high-quality transit area and would not meet the exclusions in the City's screening criteria requiring further VMT analysis. Therefore, consistent with the Proposed Project, Alternative 4 is found to be consistent with SB 743's goals and would not result in a significant transportation impact. Alternative 4 would be subject to the requirements of the City's TDM Ordinance to reduce single occupancy vehicle trips to the Project Site.



Source: Plus Development Group, Arquitectonica, & RELM. January, 2024.

GROUND FLOOR SITE PLAN

FIGURE 1A

Source: Plus Development Group, Arquitectonica, & RELM. January, 2024.

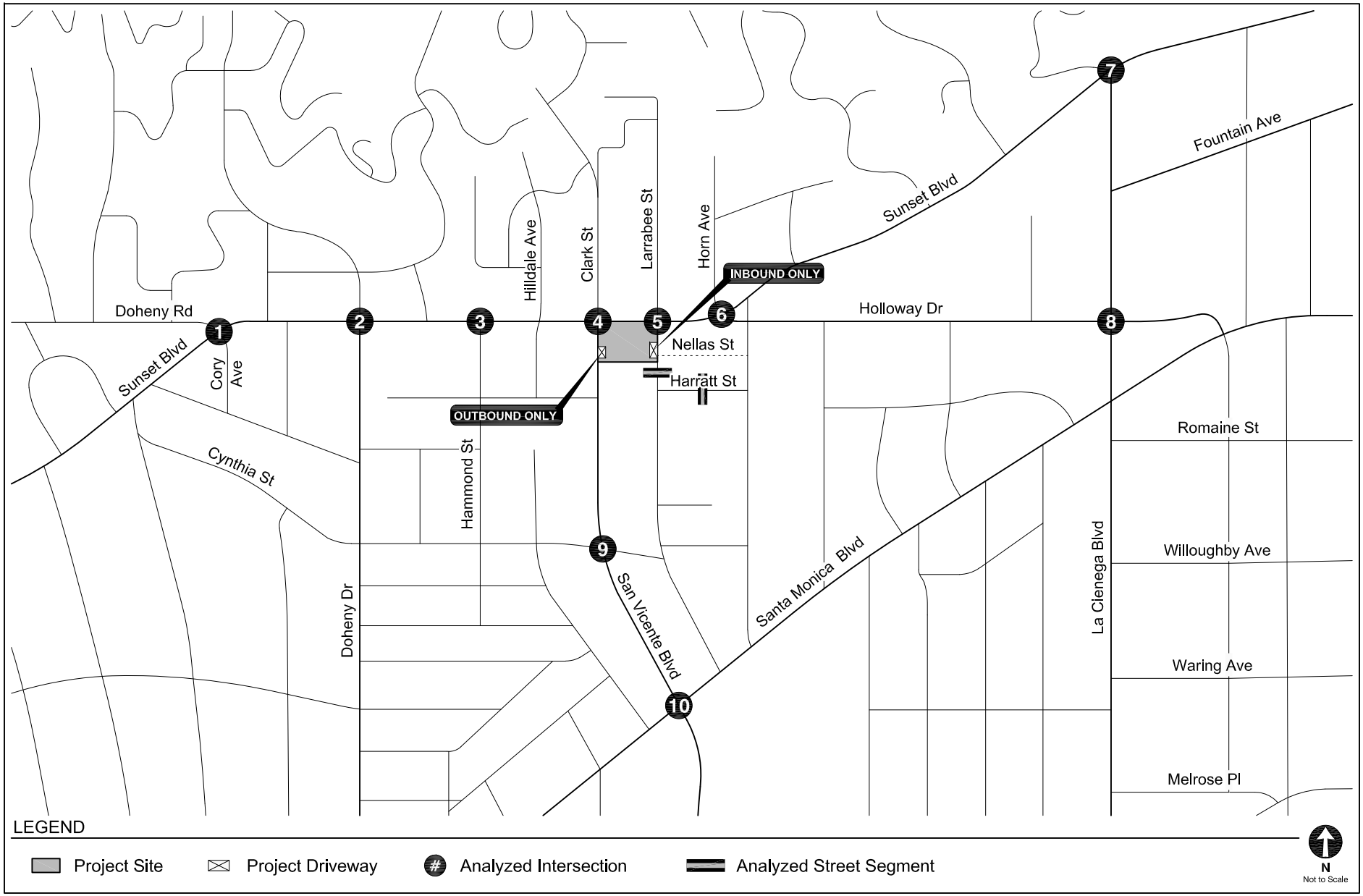
B1 LEVEL FLOOR SITE PLAN

FIGURE 1B

Source: Plus Development Group, Arquitectonica, & RELM. January, 2024.

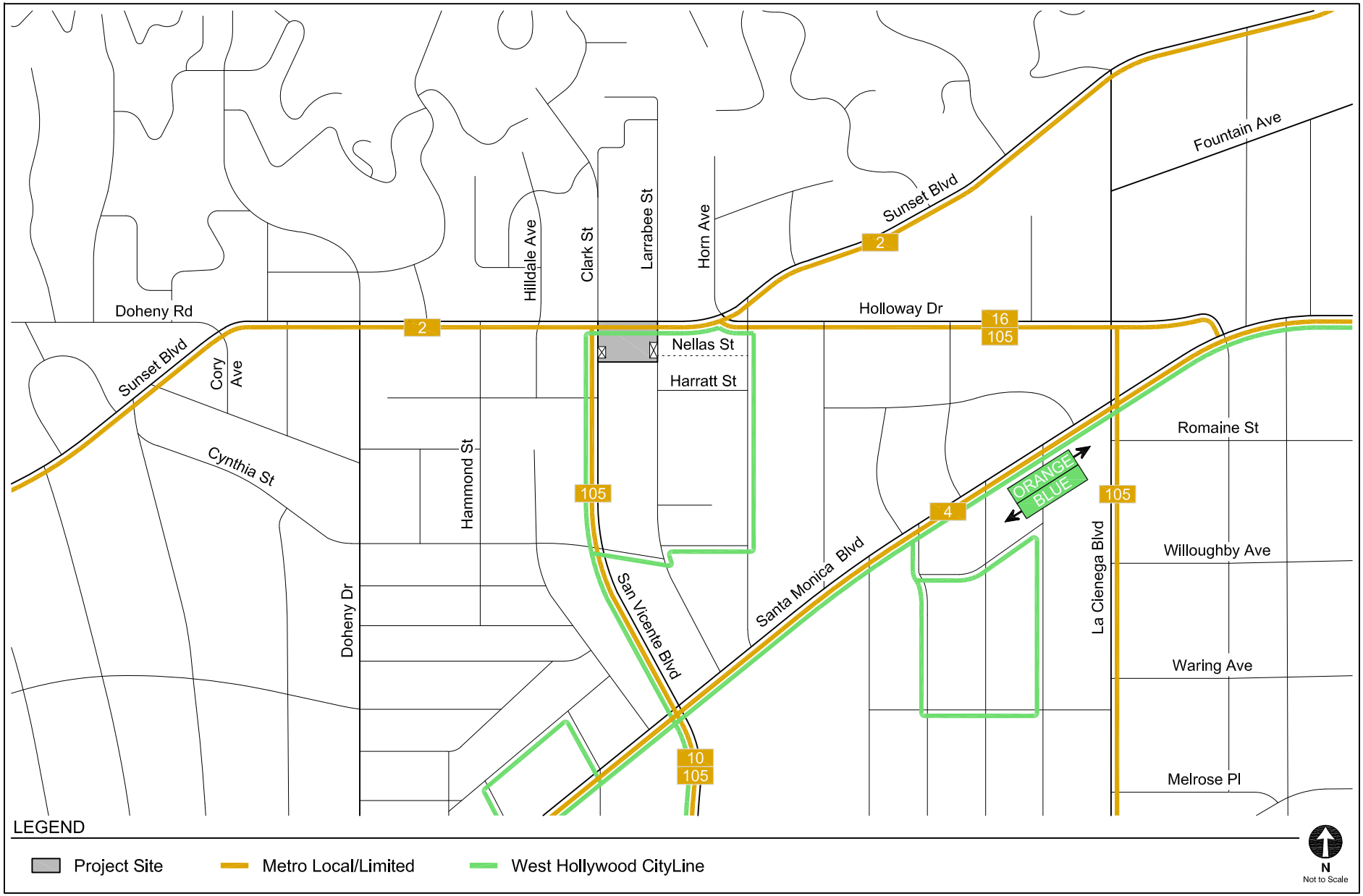
B2 LEVEL FLOOR SITE PLAN

FIGURE 1C



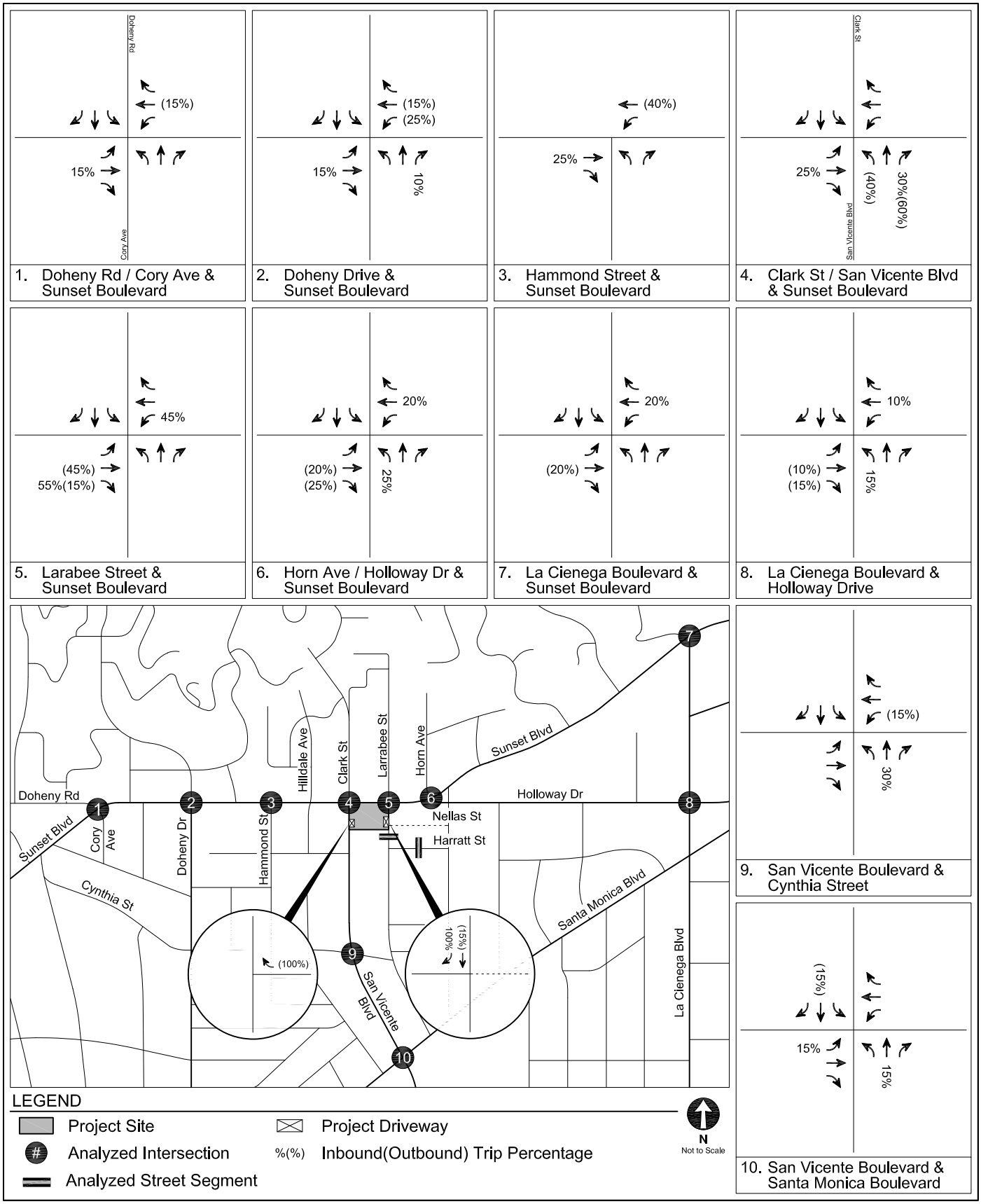
STUDY AREA & ANALYZED LOCATIONS

FIGURE 2



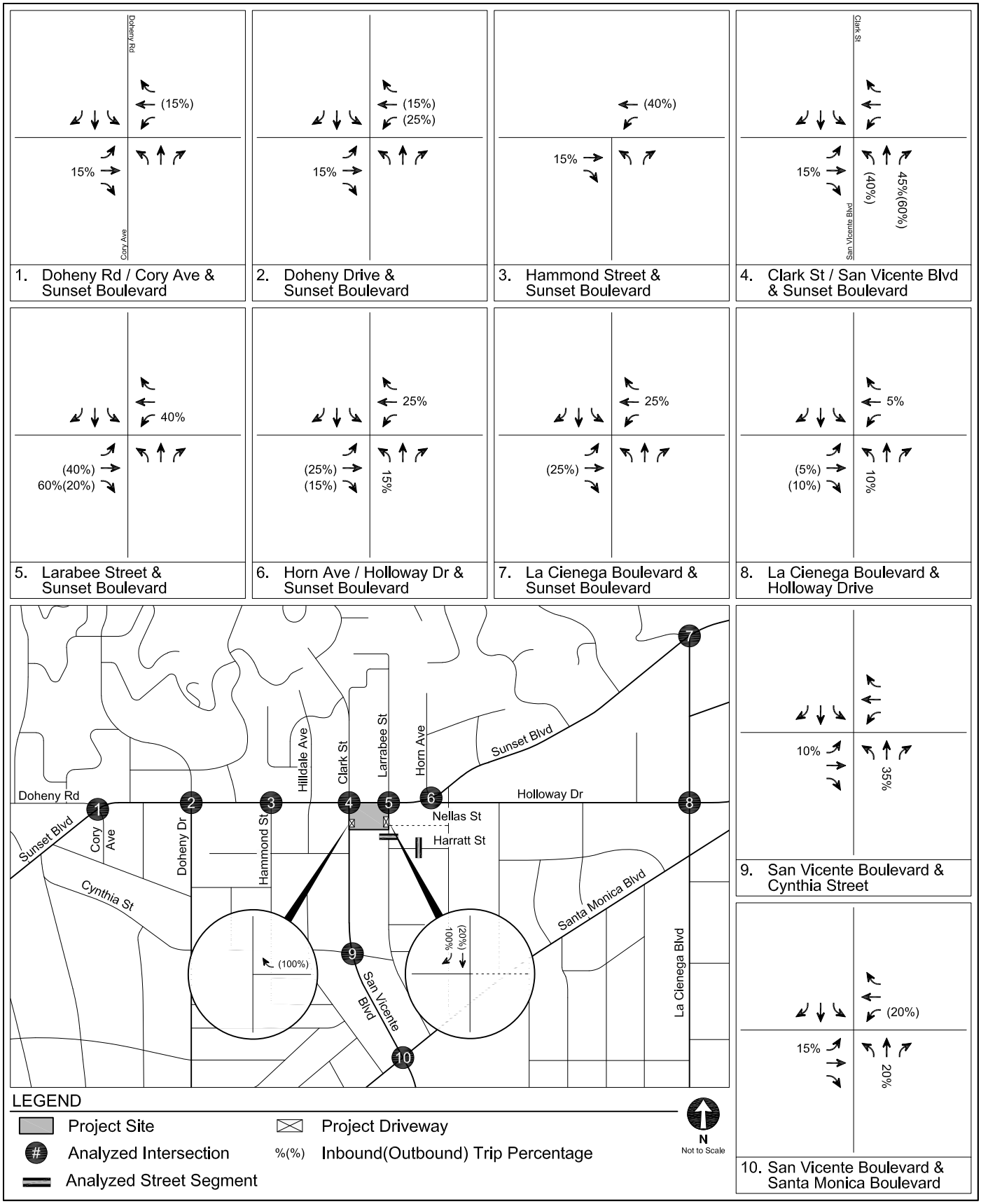
EXISTING TRANSIT SERVICE

FIGURE 3



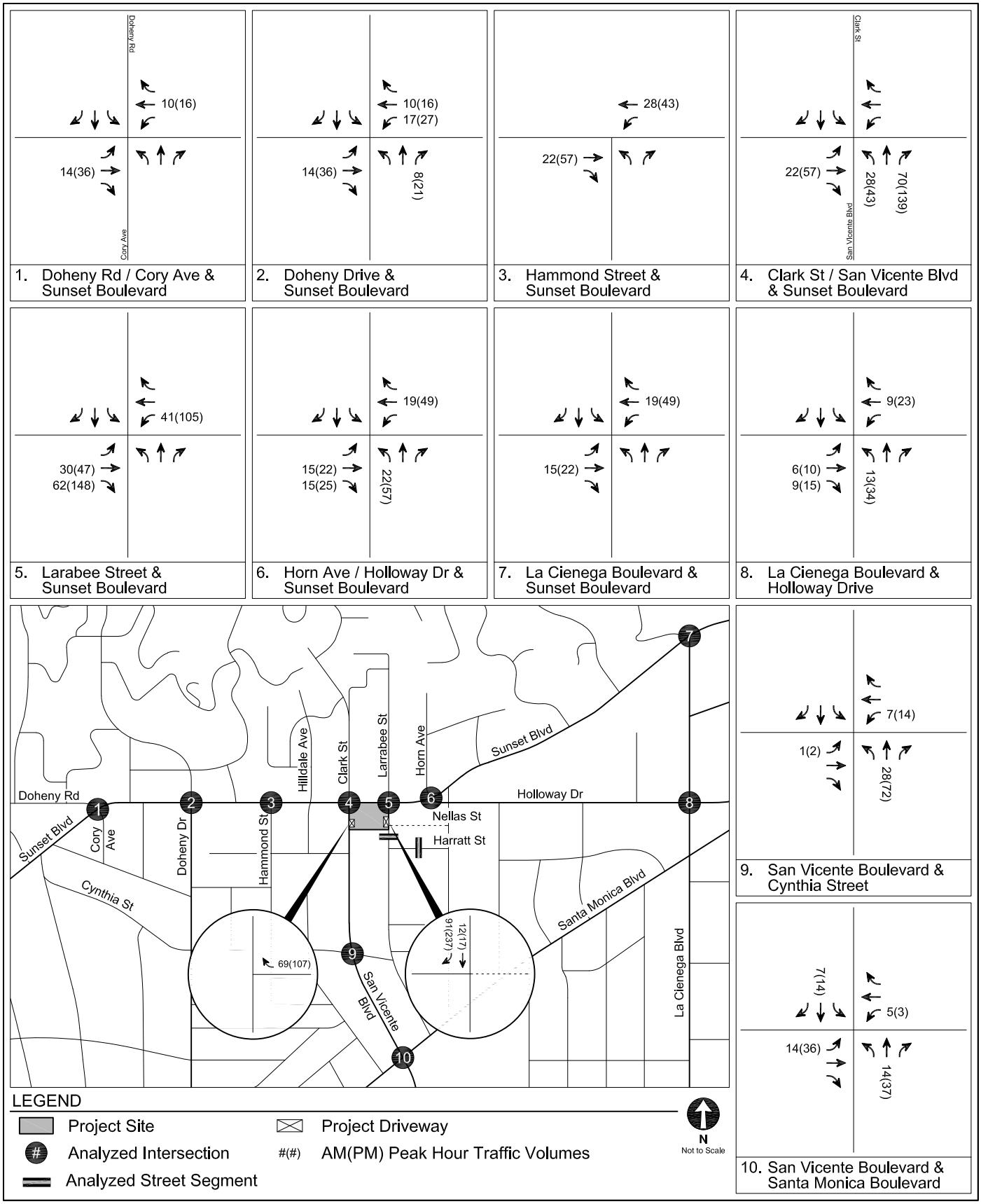
TRIP DISTRIBUTION - ALTERNATIVE 4
HOTEL AND COMMERCIAL

FIGURE
4A



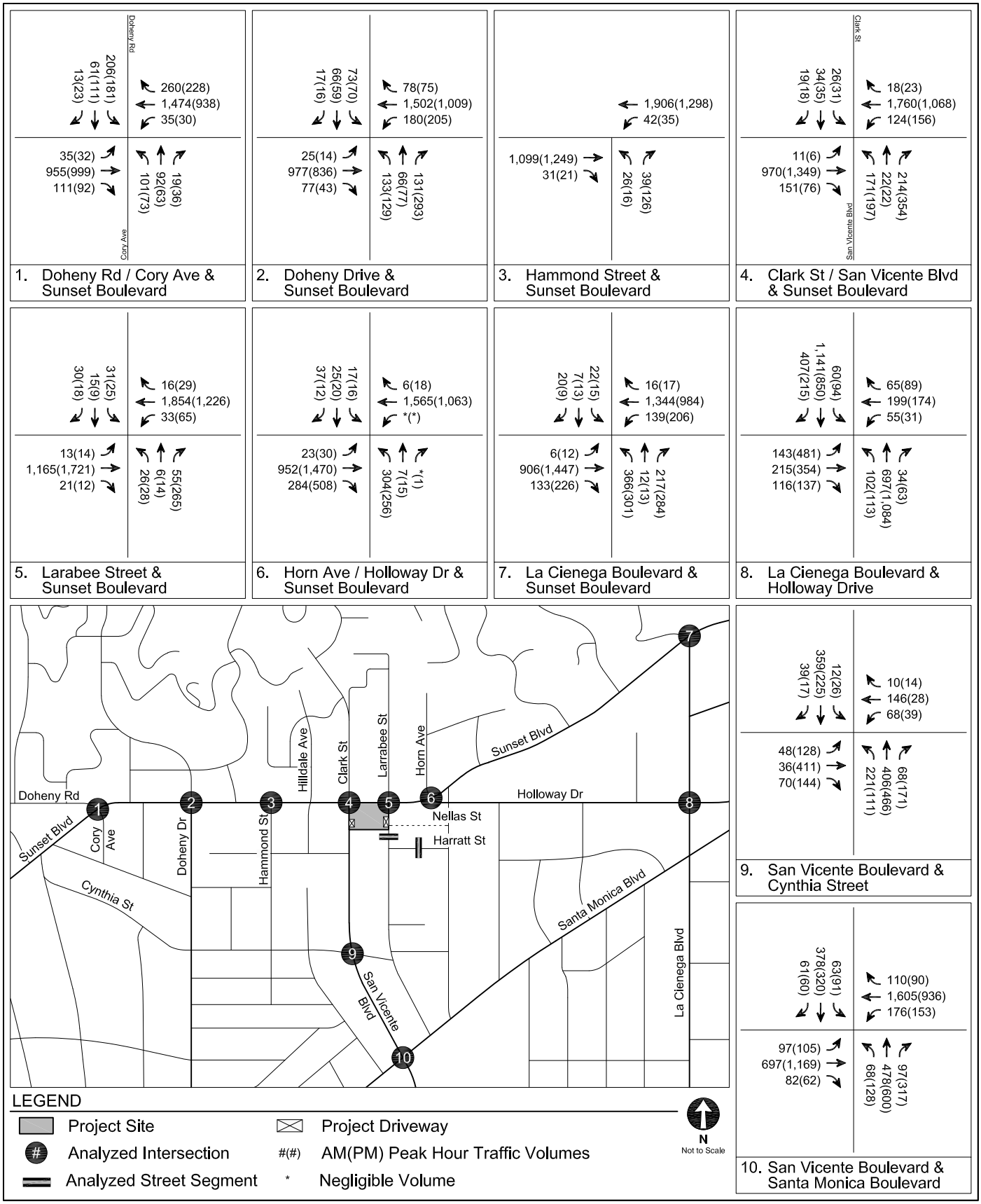
TRIP DISTRIBUTION - ALTERNATIVE 4
RESIDENTIAL

FIGURE
4B



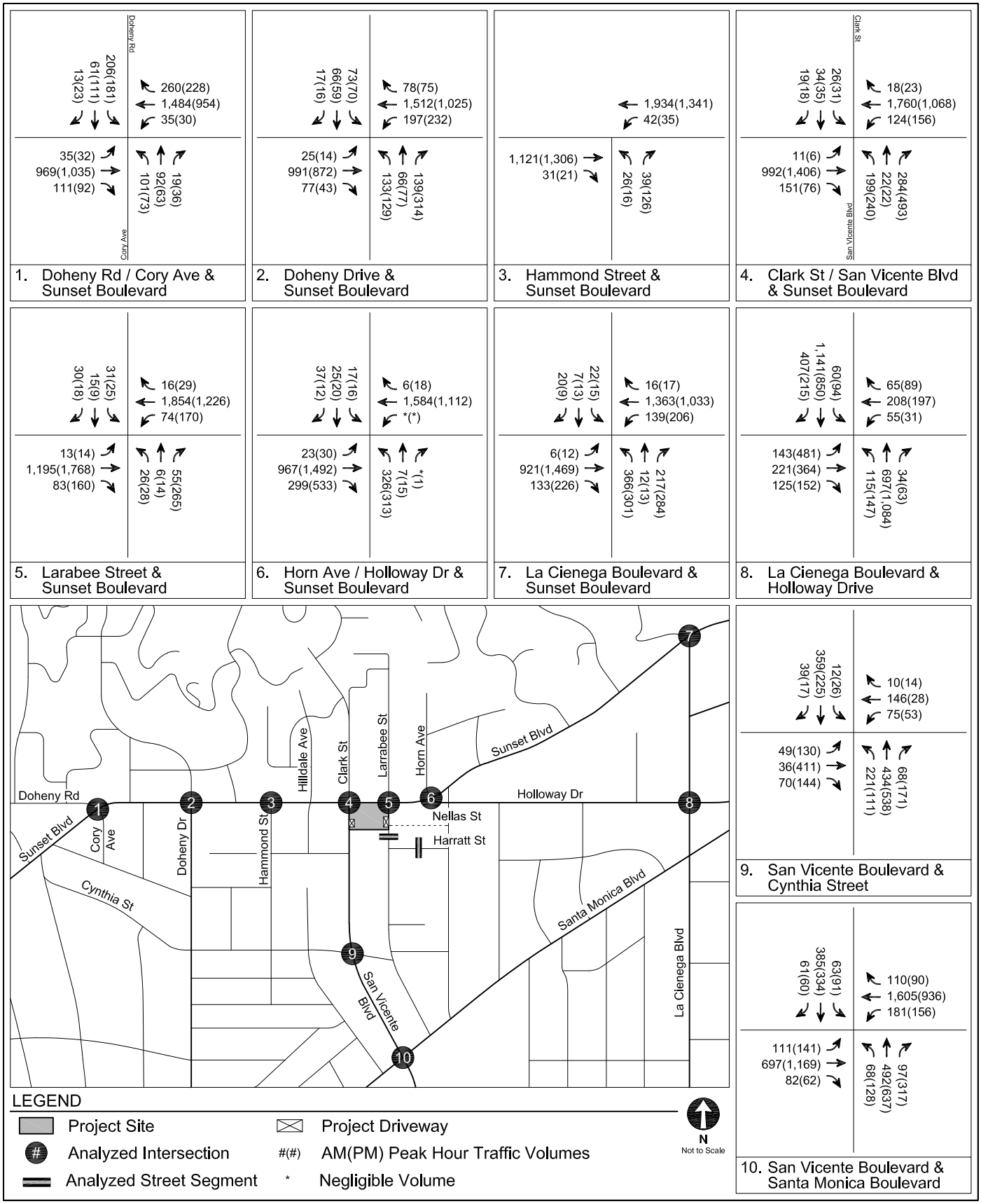
PROJECT-ONLY ALTERNATIVE 4
PEAK HOUR TRAFFIC VOLUMES

FIGURE
5



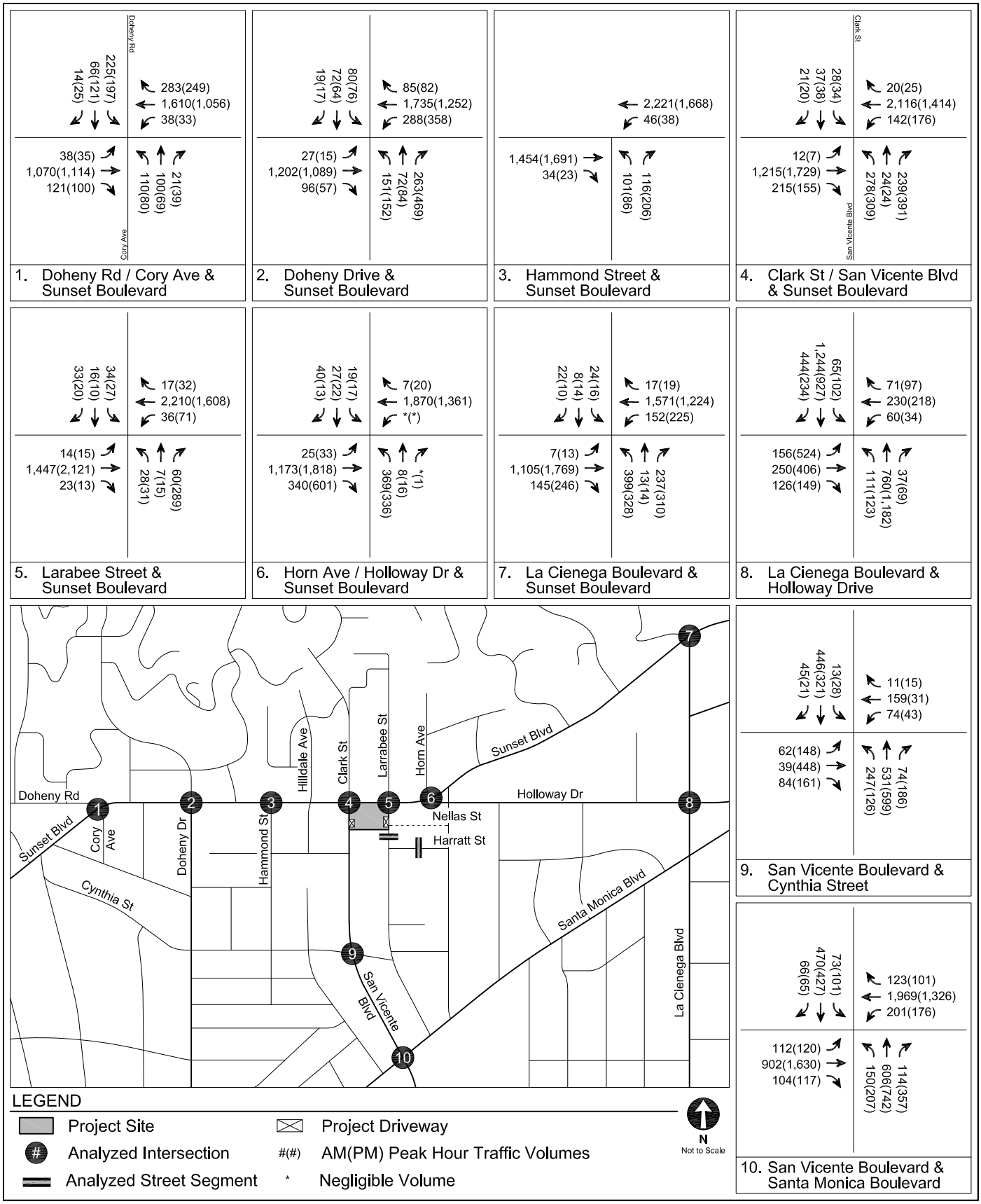
EXISTING CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE 6



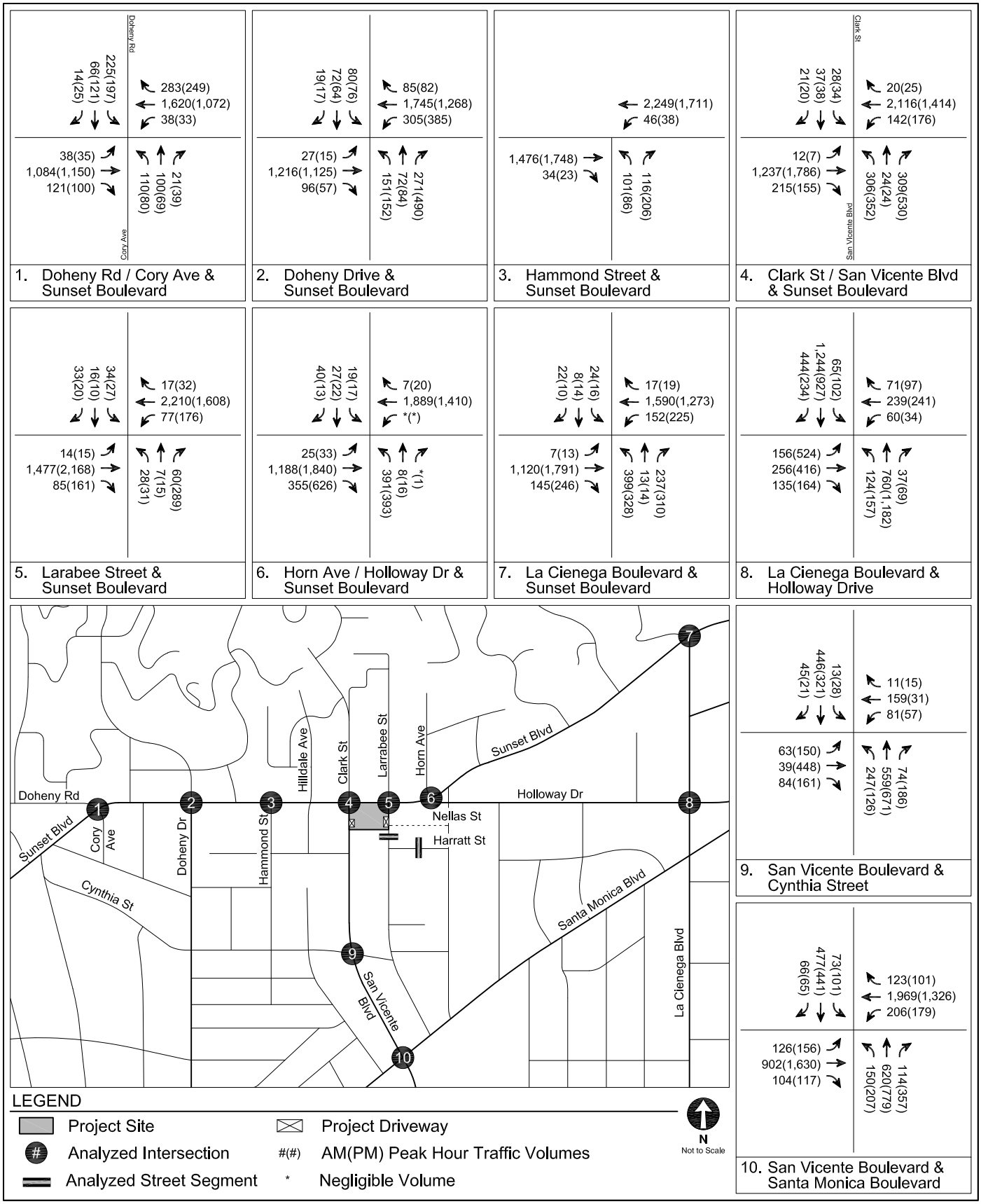
EXISTING WITH ALTERNATIVE 4 CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
7



FUTURE WITHOUT ALTERNATIVE 4 CONDITIONS (YEAR 2028)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
8



FUTURE WITH ALTERNATIVE 4 CONDITIONS (YEAR 2028)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
9

STREET SEGMENT AVERAGE DAILY TRAFFIC VOLUMES

FIGURE 10

TABLE 1
CODE REQUIRED PARKING
ALTERNATIVE 4 - REDUCED HEIGHT AND DENSITY ALTERNATIVE

Land Use	Size	Parking Rate [a]			Parking Required
Apartment [b]					
One Bedroom	39 du	0.5 sp	/	1 du	20 sp
Two Bedroom	30 du	1.0 sp	/	1 du	30 sp
Three Bedroom	9 du	1.5 sp	/	1 du	14 sp
Guest	78 du	1.0 sp	/	4 du	20 sp
Total Required Residential Parking					**84 sp**
Hotel					
Guestrooms	90 rooms	0.5 sp	/	1 room	45 sp
Hotel Lounge	5,850 sf	5.0 sp	/	1,000 sf	29 sp
Less 50% Hotel Ancillary Use Credit [c]					*(14) sp*
Health / Wellness Center	5,066 sf	3.0 sp	/	1,000 sf	15 sp
Less 50% Hotel Ancillary Use Credit [c]					*(7) sp*
Meeting Rooms	1,795 sf	8.0 sp	/	1,000 sf	14 sp
Less 50% Hotel Ancillary Use Credit [c]					*(7) sp*
Total Required Hotel Parking					**75 sp**
Viper Room	6,748 sf	5.0 sp	/	1,000 sf	**34 sp**
Restaurant Uses	22,171 sf	3.5 sp	/	1,000 sf	78 sp
Less 50% Hotel Ancillary Use Credit [c]					*(39) sp*
Total Required Restaurant Parking					**39 sp**
Total Code Required Parking					**232 sp**

Notes
[a] Parking rates per *West Hollywood Municipal Code* (City of West Hollywood) Section 19.28.040, Tables 3 to 6.
[b] Per Section 19.22.050.F of the *West Hollywood Municpal Code* , projects that provide the required percentage of affordable housing may provide residential parking spaces at a rate of 0.5 spaces per bedroom for all units in the development.
[c] Per the *West Hollywood Municipal Code,* the code parking requirement for retail, restaurant, and conference uses within a hotel are calculated at 50% of the requirement for the individual land use. All other uses are calculated at 100% of the requirement.

TABLE 2
TRIP GENERATION
ALTERNATIVE 4 - REDUCED HEIGHT AND DENSITY ALTERNATIVE

Land Use	ITE Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates [a]									
Multi-Family Housing (Low-Rise)	220	per du	7.32	23%	77%	0.46	63%	37%	0.56
Affordable Housing	[b]	per du	1.68	35%	65%	0.18	50%	50%	0.17
Hotel	[b]	per du	6.43	62%	38%	0.33	43%	57%	0.41
Shopping Center	820	per 1,000 sf	37.75	62%	38%	0.94	48%	52%	3.81
Drinking Place	925	per 1,000 sf	15.53	[c]	[c]	[c]	66%	34%	11.36
Restaurant	[b]	per 1,000 sf	89.48	65%	35%	4.44	76%	24%	8.64
Proposed Uses - Alternative 4									
Multi-Family Housing (Low-Rise) [d]	220	62 du	454	7	22	29	22	13	35
Affordable Housing [d]	N/A	16 du	27	1	2	3	2	1	3
Hotel [e]	N/A	90 du	579	19	11	30	16	21	37
Viper Room	925	6,748 sf	105	N/A	N/A	N/A	51	26	77
Restaurant [f]	N/A	22,171 sf	1,984	64	34	98	146	46	192
Total - Alternative 4			**3,149**	**91**	**69**	**160**	**237**	**107**	**344**
Existing Uses to be Removed									
Shopping Center	820	13,862 sf	523	8	5	13	25	28	53
Viper Room	925	3,019 sf	47	N/A	N/A	N/A	22	12	34
Total - Existing Uses to be Removed			**570**	**8**	**5**	**13**	**47**	**40**	**87**
TOTAL - NET NEW ALTERNATIVE 4 TRIPS			**2,579**	**83**	**64**	**147**	**190**	**67**	**257**
TOTAL - NET NEW PROPOSED PROJECT TRIPS			**3,128**	**104**	**64**	**171**	**223**	**79**	**302**
DIFFERENCE			***(549)***	***(21)***	***0***	***(24)***	***(33)***	***(12)***	***(45)***

Notes

[a] Source: *Trip Generation, 10th Edition,* Institute of Transportation Engineers, 2017.

[b] Hotel, affordable housing, and restaurant trip generation rates based on empirical studies conducted in the City of West Hollywood.

[c] The Viper Room is not anticipated to be operational during the AM peak period. Thus, the trip generation during the AM peak hour is nominal.

[d] Of the 79 residential units, 16 units would be income-resricted units units and 62 units would be market-rate condominium units.

[e] Hotel trip rates include ancillary guest amenities including lobby space, outdoor pool, meeting rooms, spa, gym, and lounges. Consistent with the DEIR, the Hotel Lounges were considere ancillary to the Hotel.

[f] Although the hotel trip rate accounts for guest amenities, such as restaurant uses, publicly accessible indoor and outdoor dining areas, including 19,113 sf of indoor dining & 3,058 sf of outdoor dining areas were considered separately from the Hotel use to provide a conservative analysis.

TABLE 3
EXISTING WITH ALTERNATIVE 4 CONDITIONS (YEAR 2019)
STREET SEGMENT ANALYSIS

No.	Street Segment	Average Daily Traffic (ADT) Volumes		
		Existing	Alternative 4	Existing with Alternative 4
1.	Larrabee Street between Nellas Street & Harratt Street	3,366	29	3,395
2.	Harratt Street east of Larrabee Street	1,034	0	1,034

TABLE 4
FUTURE WITH ALTERNATIVE 4 CONDITIONS (YEAR 2028)
STREET SEGMENT ANALYSIS

No.	Street Segment	Average Daily Traffic (ADT) Volumes					
		Existing	Ambient Growth	Related Projects	Future without Alternative 4	Alternative 4	Future with Alternative 4
1.	Larrabee Street between Nellas Street & Harratt Street	3,366	303	0	3,669	29	3,698
2.	Harratt Street east of Larrabee Street	1,034	93	0	1,127	0	1,127

TABLE 5
MENU OF TDM STRATEGIES

Trip Reduction Strategy	Applicability (Commercial, Mixed-Use, Residential)			Intervention (Physical or Operational)		Cost	Effectiveness
Description	**C**	**MU**	**R**	**P**	**O**	**($-$$$$)**	**(●- ●●●●)**
Wayfinding/Signage	●	●	●	●		$$	●
Real-time Information	●	●	●	●		$$-$$$$	●●
Bike Repair Station	●	●	●	●		$	●
Guaranteed Ride Home	●	●			●	$	●
Rideshare Matching	●	●			●	$$	●●
Delivery Amenities		●	●	●		$	●
Bike Racks	●	●	●	●		$	●
Secure Bike Storage	●	●	●	●		$$	●
Bike Share Hub	●	●	●	●		$$$	●●
Preferential Parking	●	●		●		$	●●
EV Chargers & Preferential Parking	●	●		●		$$$	●●
Car Share Parking	●	●	●	●		$	●----------
Car Share Membership	●	●	●		●	$$	●
Price Parking	●	●			●	$	●●●●
Bike Share Membership	●	●	●		●	$$	●
Telecommuting	●	●			●	$	●●
Vanpool, Shuttle Preferential Parking	●	●			●	$$-$$$	●●
Employee Parking Cash Out	●	●			●	$$$	●●●●
Unbundled Parking			●		●	$	●●●
Showers/Lockers	●	●		●		$$$	●●●●
Transit Subsidies	●	●			●	$$$$	●●●
Commuter Incentives	●	●			●	$$$	●●
On-site Daycare	●	●		●		$$$	●●
Innovative Measures	●	●	●	Varies		Varies	Varies

Legend:	
Applicability:	*Some strategies are better suited for certain types of developments including commercial, mixed-use and residential, while other strategies are universal in applicability.*
Key:	*Commercial (C); Mixed-Use (MU); Residential (R)*
Physical or Operational:	*Some strategies are physical improvements, with up-front investments that sometime have ongoing maintenance requirements, while others are operational programs that necessitate ongoing implementation, oversight, and costs.*
Cost:	*Costs for each strategy vary depending on detailed design decisions but this range aims to help provide initial high-level guidance on relative costs to help users identify which strategies fit their budget goals.*
Effectiveness:	*The "Effectiveness" dots measure a strategy's contribution to Citywide goals, including reducing drive-alone trips or Vehicle Miles Traveled (VMT), reducing air pollution and greenhouse gas emissions, increasing the convenience and affordability of multiple transportation options, and improving overall quality of life in West Hollywood. Strategies that help the City meet these goals score higher in this category.*

Attachment A

Traffic Counts

Turning Movement Count Report AM

Location ID: 1
North/South: Doheny Drive
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	1	2	8	21	367	55	22	12	16	7	86	3	600
7:15	3	3	4	24	338	43	23	11	21	9	136	7	622
7:30	3	10	6	28	411	23	37	11	24	13	150	5	721
7:45	2	12	9	21	410	31	26	18	25	19	178	8	759
8:00	1	13	15	20	395	43	40	13	18	15	197	4	774
8:15	0	11	21	26	427	51	35	13	23	15	226	1	849
8:30	5	12	10	16	392	57	16	11	24	17	227	5	792
8:45	2	19	17	23	385	39	33	22	26	21	234	4	825
9:00	4	21	14	20	377	43	30	14	35	16	270	6	850
9:15	7	15	19	17	391	38	33	16	33	18	244	9	840
9:30	4	11	23	18	349	60	35	14	39	22	229	6	810
9:45	6	21	13	23	350	62	31	8	28	20	241	3	806

Total Volume:	38	150	159	257	4592	545	361	163	312	192	2418	61	9248
Approach %	11%	43%	46%	5%	85%	10%	43%	19%	37%	7%	91%	2%	

Peak Hr Begin:	8:45												
PHV	17	66	73	78	1502	180	131	66	133	77	977	25	3325
PHF	0.951			0.984			0.938			0.924			0.978

Turning Movement Count Report PM

Location ID: 1
North/South: Doheny Drive
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	6	25	32	20	213	56	64	7	38	13	240	6	720
16:15	4	38	23	14	202	40	75	25	31	9	221	0	682
16:30	4	31	25	15	241	34	67	24	28	5	211	2	687
16:45	5	23	22	18	211	41	77	21	27	7	229	1	682
17:00	2	17	34	14	248	53	94	19	47	8	193	3	732
17:15	7	18	27	17	268	47	89	12	31	6	170	1	693
17:30	5	13	25	9	263	49	65	22	30	4	155	3	643
17:45	4	17	23	18	224	56	79	32	36	5	190	1	685
18:00	4	20	22	15	282	47	71	20	24	10	191	1	707
18:15	3	14	18	15	231	43	80	30	41	10	172	2	659
18:30	4	17	14	24	271	54	73	17	42	11	238	5	770
18:45	5	8	16	21	225	61	69	10	22	12	235	6	690

Total Volume:	53	241	281	200	2879	581	903	239	397	100	2445	31	8350
Approach %	9%	42%	49%	5%	79%	16%	59%	16%	26%	4%	95%	1%	

Peak Hr Begin:	18:00												
PHV	16	59	70	75	1009	205	293	77	129	43	836	14	2826
PHF	0.788			0.923			0.826			0.879			0.918

Prepared by City Count, LLC. (www.citycount.com)

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	4	0	0	0	0	0	0	0
7:15	4	0	3	0	10	0	1	0
7:30	4	0	0	0	3	0	0	0
7:45	10	0	0	0	5	0	3	0
8:00	9	0	1	0	9	0	4	0
8:15	11	0	1	0	5	0	3	0
8:30	9	0	3	0	2	0	4	0
8:45	12	0	2	0	4	0	3	0
9:00	8	0	0	0	2	0	11	0
9:15	10	0	0	0	2	0	3	0
9:30	9	0	2	0	7	0	4	0
9:45	9	1	0	0	5	0	3	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	15	0	3	0	6	0	5	0
16:15	17	0	0	0	9	0	3	0
16:30	6	0	2	0	4	0	2	0
16:45	11	1	3	0	4	0	1	0
17:00	8	0	2	0	13	0	5	0
17:15	12	0	4	0	7	0	2	1
17:30	14	0	3	0	25	0	3	0
17:45	17	0	4	0	3	0	4	0
18:00	24	0	2	0	14	0	3	0
18:15	7	0	2	0	11	0	3	0
18:30	7	0	10	0	7	0	2	0
18:45	14	0	1	0	5	0	5	0

Turning Movement Count Report AM

Location ID: 1
North/South: Doheny Road/Cory Avenue
East/West: Sunset Boulevard

Date: 11/19/19
City: West Hollywood, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	1	6	19	58	351	3	3	17	8	2	82	2	552
7:15	4	2	20	53	410	8	1	16	8	12	131	4	669
7:30	3	10	27	72	370	1	2	19	11	9	139	9	672
7:45	3	11	37	89	356	2	1	19	15	16	169	11	729
8:00	5	15	39	84	372	3	2	21	21	11	190	11	774
8:15	4	11	41	63	380	7	2	25	27	26	242	9	837
8:30	0	14	49	65	387	3	3	20	26	21	232	5	825
8:45	5	16	63	72	349	12	5	27	27	27	232	10	845
9:00	4	20	53	60	358	13	9	20	21	37	249	11	855
9:15	5	6	53	61	352	7	6	23	18	33	215	10	789
9:30	6	12	44	76	348	13	4	23	17	32	246	14	835
9:45	5	10	46	79	330	18	4	18	22	22	237	13	804

Total Volume:	45	133	491	832	4363	90	42	248	221	248	2364	109	9186
Approach %	7%	20%	73%	16%	83%	2%	8%	49%	43%	9%	87%	4%	

Peak Hr Begin:	8:15												
PHV	13	61	206	260	1474	35	19	92	101	111	955	35	3362
PHF	0.833			0.972			0.898			0.927			0.983

Turning Movement Count Report PM

Location ID: 1
North/South: Doheny Road/Cory Avenue
East/West: Sunset Boulevard

Date: 11/19/19
City: West Hollywood, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	9	25	58	59	299	15	9	14	14	20	247	5	774
15:15	2	31	43	48	194	7	6	17	18	21	245	8	640
15:30	8	27	44	61	243	5	13	20	18	23	252	10	724
15:45	4	28	36	60	202	3	8	12	23	28	255	9	668
16:00	7	47	43	59	246	8	10	14	17	33	232	11	727
16:15	4	44	30	48	179	10	9	16	16	24	239	4	623
16:30	4	30	30	45	229	9	9	14	14	21	250	2	657
16:45	4	43	30	47	222	13	8	17	20	29	212	9	654
17:00	2	44	35	47	235	7	8	10	16	28	231	11	674
17:15	5	44	18	47	236	10	6	18	20	22	201	5	632
17:30	8	33	15	52	282	11	11	18	23	24	169	2	648
17:45	7	33	12	63	250	7	8	22	26	33	154	7	622
Total Volume:	64	429	394	636	2817	105	105	192	225	306	2687	83	8043
Approach %	7%	48%	44%	18%	79%	3%	20%	37%	43%	10%	87%	3%	
Peak Hr Begin:	15:00												
PHV	23	111	181	228	938	30	36	63	73	92	999	32	2806
PHF	0.856			0.802			0.843			0.961			0.906

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	5	0	0	0	6	0	6	0
7:15	3	0	0	0	4	0	6	0
7:30	9	0	0	0	1	1	9	0
7:45	7	0	0	0	2	0	7	0
8:00	4	0	0	0	6	0	14	0
8:15	5	0	0	0	7	0	6	0
8:30	7	0	2	0	7	0	6	0
8:45	4	0	1	0	5	0	18	0
9:00	5	1	3	0	6	0	14	0
9:15	7	0	1	0	6	0	8	0
9:30	8	0	7	0	5	0	5	0
9:45	7	0	3	0	4	0	10	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
15:00	7	0	4	0	5	0	17	0
15:15	8	0	5	0	4	0	23	0
15:30	2	0	0	0	4	0	15	0
15:45	3	0	5	0	6	0	19	0
16:00	4	0	2	0	2	0	12	0
16:15	5	0	1	0	2	0	17	0
16:30	4	0	0	1	1	0	11	0
16:45	5	0	3	0	4	0	20	0
17:00	3	0	4	0	8	0	18	0
17:15	1	0	1	0	4	0	8	0
17:30	2	0	1	0	3	0	15	0
17:45	4	0	0	0	5	0	14	0

Turning Movement Count Report AM

Location ID: 2
North/South: Hammond Street
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	0	0	0	0	445	10	2	0	2	2	114	0	575
7:15	0	0	0	0	406	7	4	0	1	9	160	0	587
7:30	0	0	0	0	486	3	5	0	3	2	183	0	682
7:45	0	0	0	0	482	8	23	0	6	5	200	0	724
8:00	0	0	0	0	476	4	27	0	11	8	226	0	752
8:15	0	0	0	0	502	9	20	0	12	11	279	0	833
8:30	0	0	0	0	485	8	5	0	3	6	246	0	753
8:45	0	0	0	0	467	15	7	0	4	6	288	0	787
9:00	0	0	0	0	452	10	7	0	7	8	286	0	770
9:15	0	0	0	0	445	8	5	0	5	7	297	0	767
9:30	0	0	0	0	421	14	5	0	6	9	280	0	735
9:45	0	0	0	0	446	11	11	0	2	8	296	0	774

Total Volume:	0	0	0	0	5513	107	121	0	62	81	2855	0	8739
Approach %	0%	0%	0%	0%	98%	2%	66%	0%	34%	3%	97%	0%	

Peak Hr Begin:	8:15												
PHV	0	0	0	0	1906	42	39	0	26	31	1099	0	3143
PHF	0.000			0.953			0.508			0.961			0.943

Turning Movement Count Report PM

Location ID: 2
North/South: Hammond Street
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	0	0	0	0	274	6	11	0	6	4	324	0	625
16:15	0	0	0	0	279	6	11	0	5	10	338	0	649
16:30	0	0	0	0	270	5	15	0	5	8	318	0	621
16:45	0	0	0	0	283	4	21	0	7	2	335	0	652
17:00	0	0	0	0	282	10	23	0	8	7	305	0	635
17:15	0	0	0	0	339	11	29	0	6	7	309	0	701
17:30	0	0	0	0	302	10	55	0	5	5	257	0	634
17:45	0	0	0	0	296	10	35	0	9	5	301	0	656
18:00	0	0	0	0	334	9	52	0	7	6	285	0	693
18:15	0	0	0	0	311	8	29	0	3	6	284	0	641
18:30	0	0	0	0	326	8	30	0	4	4	344	0	716
18:45	0	0	0	0	327	10	15	0	2	5	336	0	695
Total Volume:	0	0	0	0	3623	97	326	0	67	69	3736	0	7918
Approach %	0%	0%	0%	0%	97%	3%	83%	0%	17%	2%	98%	0%	
Peak Hr Begin:	18:00												
PHV	0	0	0	0	1298	35	126	0	16	21	1249	0	2745
PHF	0.000			0.972			0.602			0.912			0.958

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	0	0	1	0	2	0	4	0
7:15	0	0	0	0	5	0	9	0
7:30	0	0	1	0	2	0	1	0
7:45	0	0	0	0	9	0	11	0
8:00	0	0	0	0	5	0	5	0
8:15	0	0	0	0	6	0	4	0
8:30	0	0	0	0	3	0	7	0
8:45	0	0	0	0	10	0	17	0
9:00	0	0	0	0	5	0	4	0
9:15	0	0	0	0	5	0	8	0
9:30	0	0	0	0	4	0	4	0
9:45	0	0	0	0	14	1	10	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	0	0	0	0	11	0	6	0
16:15	0	0	1	0	16	0	3	0
16:30	0	0	3	0	14	0	9	0
16:45	0	0	0	0	2	0	1	0
17:00	0	0	1	0	8	0	9	0
17:15	0	0	0	0	13	0	6	0
17:30	0	0	0	0	17	1	11	0
17:45	0	0	0	0	12	0	8	0
18:00	0	0	0	0	16	0	2	0
18:15	0	0	0	0	10	0	6	0
18:30	0	0	0	0	5	0	1	0
18:45	0	0	0	0	7	0	9	0

Turning Movement Count Report AM

Location ID: 3
North/South: San Vicente Boulevard
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	8	3	2	7	428	15	23	4	37	15	98	3	643
7:15	4	2	4	3	387	13	23	5	30	14	149	1	635
7:30	3	0	4	6	461	16	31	1	39	17	158	2	738
7:45	2	7	4	6	391	32	34	3	49	26	198	2	754
8:00	4	5	2	7	429	44	33	5	53	25	223	7	837
8:15	3	9	7	5	460	24	61	1	35	41	248	3	897
8:30	7	11	8	6	442	34	52	7	40	29	218	2	856
8:45	5	6	5	5	444	28	51	8	45	45	252	2	896
9:00	4	8	6	2	414	38	50	6	51	36	252	4	871
9:15	5	7	9	4	405	31	48	8	38	39	249	6	849
9:30	1	10	6	4	414	44	47	5	31	45	231	4	842
9:45	4	2	7	7	387	52	50	4	45	29	265	2	854

Total Volume:	50	70	64	62	5062	371	503	57	493	361	2541	38	9672
Approach %	27%	38%	35%	1%	92%	7%	48%	5%	47%	12%	86%	1%	

Peak Hr Begin:	8:15												
PHV	19	34	26	18	1760	124	214	22	171	151	970	11	3520
PHF	0.760			0.972			0.951			0.946			0.981

Turning Movement Count Report PM

Location ID: 3
North/South: San Vicente Boulevard
East/West: Sunset Boulevard

Date: 05/22/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	2	6	17	10	245	38	79	7	52	16	325	3	800
16:15	3	9	11	4	267	42	67	5	43	20	374	2	847
16:30	2	7	7	4	286	41	100	6	63	20	311	1	848
16:45	6	9	5	11	234	33	85	5	45	21	356	2	812
17:00	7	10	8	4	281	40	102	6	46	15	308	1	828
17:15	5	5	12	8	297	35	88	9	38	17	300	2	816
17:30	1	12	16	7	240	29	91	11	56	16	302	1	782
17:45	2	4	12	10	294	31	85	11	45	11	325	4	834
18:00	6	9	14	6	263	40	88	7	44	17	226	2	722
18:15	1	11	15	8	295	35	77	9	41	18	207	3	720
18:30	1	8	9	10	282	38	101	15	61	13	322	2	862
18:45	7	13	16	6	235	40	110	14	38	19	315	5	818

Total Volume:	43	103	142	88	3219	442	1073	105	572	203	3671	28	9689
Approach %	15%	36%	49%	2%	86%	12%	61%	6%	33%	5%	94%	1%	

Peak Hr Begin:	16:15												
PHV	18	35	31	23	1068	156	354	22	197	76	1349	6	3335
PHF	0.840			0.942			0.848			0.903			0.983

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	6	0	6	1	7	0	3	0
7:15	6	0	6	0	13	0	3	0
7:30	6	0	6	0	11	0	4	0
7:45	12	0	4	0	8	0	8	0
8:00	9	0	1	0	13	0	1	0
8:15	3	0	6	0	13	0	2	0
8:30	13	0	4	0	4	0	3	0
8:45	5	0	4	0	14	0	7	0
9:00	3	0	2	0	6	0	2	0
9:15	7	0	5	0	17	0	5	0
9:30	6	0	2	0	7	1	0	1
9:45	8	0	2	0	10	1	3	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	12	0	9	1	18	0	14	0
16:15	12	0	6	0	19	0	6	0
16:30	13	0	12	0	25	0	8	0
16:45	18	0	5	0	22	0	10	0
17:00	8	0	5	0	13	0	5	0
17:15	16	0	5	0	20	2	11	0
17:30	19	0	10	0	25	0	17	0
17:45	15	0	9	0	24	0	7	0
18:00	20	0	11	0	17	0	16	0
18:15	24	0	8	0	25	0	22	0
18:30	13	0	3	0	11	0	22	0
18:45	25	0	10	0	20	0	12	0

Turning Movement Count Report AM

Location ID: 4
North/South: Larrabee Street
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	4	0	2	2	418	4	12	0	1	0	117	2	562
7:15	4	0	5	0	412	3	11	0	4	4	167	3	613
7:30	6	4	7	1	455	7	14	0	5	0	201	2	702
7:45	3	2	3	2	462	8	15	2	6	3	232	1	739
8:00	7	3	5	1	480	8	14	0	3	4	271	2	798
8:15	7	0	6	4	458	7	10	1	5	3	302	1	804
8:30	10	5	9	3	493	8	17	3	5	5	258	3	819
8:45	10	7	7	4	460	11	16	1	8	7	293	3	827
9:00	3	3	9	5	443	7	12	1	8	6	312	6	815
9:15	6	1	7	4	436	8	12	2	9	1	295	4	785
9:30	9	1	12	2	430	18	11	3	8	3	285	2	784
9:45	2	2	4	6	440	20	12	2	8	6	290	4	796

Total Volume:	71	28	76	34	5387	109	156	15	70	42	3023	33	9044
Approach %	41%	16%	43%	1%	97%	2%	65%	6%	29%	1%	98%	1%	

Peak Hr Begin:	8:15												
PHV	30	15	31	16	1854	33	55	6	26	21	1165	13	3265
PHF	0.792			0.944			0.870			0.925			0.987

Turning Movement Count Report PM

Location ID: 4
North/South: Larrabee Street
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	3	1	8	4	246	18	27	3	3	7	380	2	702
16:15	4	3	3	6	281	17	41	2	6	4	417	4	788
16:30	5	0	5	10	256	12	60	5	5	11	406	3	778
16:45	4	1	5	9	279	13	57	2	4	6	445	4	829
17:00	9	7	6	7	294	21	81	4	8	2	401	5	845
17:15	3	0	11	6	329	13	67	3	4	5	439	5	885
17:30	2	2	3	7	283	19	65	2	9	4	413	1	810
17:45	4	0	5	9	320	12	52	5	7	1	468	3	886
18:00	9	3	9	7	309	13	56	6	11	3	403	2	831
18:15	1	2	10	5	293	14	54	4	8	4	433	3	831
18:30	4	2	6	5	326	20	51	7	10	9	406	4	850
18:45	4	5	7	6	328	16	35	2	15	2	426	6	852
Total Volume:	52	26	78	81	3544	188	646	45	90	58	5037	42	9887
Approach %	33%	17%	50%	2%	93%	5%	83%	6%	12%	1%	98%	1%	
Peak Hr Begin:	17:00												
PHV	18	9	25	29	1226	65	265	14	28	12	1721	14	3426
PHF	0.591			0.948			0.825			0.925			0.967

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	5	0	2	0	6	0	1	0
7:15	4	0	1	0	11	0	0	0
7:30	12	0	1	0	10	0	4	0
7:45	12	0	2	0	12	0	0	0
8:00	8	0	2	0	7	0	2	0
8:15	7	0	1	0	12	0	5	0
8:30	9	1	1	0	12	0	4	0
8:45	15	0	3	0	11	0	4	0
9:00	9	0	7	0	8	0	3	0
9:15	6	0	5	0	10	0	2	0
9:30	12	0	2	0	17	1	1	0
9:45	19	0	7	0	9	1	2	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	26	0	8	0	19	0	13	0
16:15	23	0	7	0	20	0	8	0
16:30	12	0	3	0	16	0	13	0
16:45	21	2	6	0	18	0	12	0
17:00	20	0	3	0	19	0	7	0
17:15	10	0	5	0	20	0	8	0
17:30	10	0	4	0	29	0	11	0
17:45	13	0	9	0	26	0	5	0
18:00	22	0	12	0	31	0	9	0
18:15	18	0	5	0	26	1	5	0
18:30	16	0	5	0	24	0	7	0
18:45	22	0	9	0	44	0	9	0

Turning Movement Count Report AM

Location ID: 5
North/South: Holloway Drive/Horn Avenue
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	7	6	2	1	326	0	0	4	80	27	111	2	566
7:15	4	5	7	2	352	0	0	0	83	34	143	0	630
7:30	4	3	5	2	376	0	0	2	85	50	170	1	698
7:45	8	6	3	1	374	0	0	2	87	48	199	5	733
8:00	6	4	4	3	391	0	0	1	86	63	209	5	772
8:15	10	7	4	2	391	0	0	3	76	89	241	6	829
8:30	9	6	5	1	413	0	0	1	74	62	218	5	794
8:45	8	7	4	2	392	0	0	0	75	58	255	5	806
9:00	10	5	4	1	369	1	0	3	79	75	238	7	792
9:15	9	11	7	5	374	0	0	3	63	68	250	4	794
9:30	6	9	6	6	370	0	1	3	80	85	208	6	780
9:45	16	5	6	4	363	0	0	1	80	89	225	8	797

Total Volume:	97	74	57	30	4491	1	1	23	948	748	2467	54	8991
Approach %	43%	32%	25%	1%	99%	0%	0%	2%	98%	23%	75%	2%	

Peak Hr Begin:	8:15												
PHV	37	25	17	6	1565	1	0	7	304	284	952	23	3221
PHF	0.940			0.949			0.948			0.937			0.971

Turning Movement Count Report PM

Location ID: 5
North/South: Holloway Drive/Horn Avenue
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	1	4	3	1	233	0	1	6	40	139	305	8	741
16:15	4	5	7	1	240	0	0	5	54	124	309	4	753
16:30	2	5	5	1	223	1	0	6	58	126	370	6	803
16:45	2	4	6	6	248	0	0	5	40	124	350	10	795
17:00	9	9	4	3	276	0	0	6	52	146	347	16	868
17:15	3	5	5	5	259	0	0	6	67	125	373	5	853
17:30	5	6	1	3	270	0	0	3	54	123	366	11	842
17:45	1	6	5	7	247	0	0	3	67	133	364	6	839
18:00	3	3	5	3	287	0	1	3	68	127	367	8	875
18:15	5	5	6	3	229	0	0	4	63	136	328	13	792
18:30	5	3	6	6	310	0	0	2	49	124	353	8	866
18:45	2	4	7	5	263	0	0	8	58	150	302	9	808

Total Volume:	42	59	60	44	3085	1	2	57	670	1577	4134	104	9835
Approach %	26%	37%	37%	1%	99%	0%	0%	8%	92%	27%	71%	2%	

Peak Hr Begin:	17:15												
PHV	12	20	16	18	1063	0	1	15	256	508	1470	30	3409
PHF	0.923			0.932			0.932			0.998			0.974

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	6	0	0	0	12	1	0	0
7:15	5	0	0	0	5	0	0	0
7:30	13	0	0	0	9	0	0	0
7:45	6	1	0	0	11	1	0	0
8:00	4	0	0	0	15	1	0	0
8:15	6	1	2	0	12	1	0	0
8:30	13	1	0	0	6	0	0	0
8:45	5	1	0	1	9	0	0	0
9:00	5	0	3	0	12	0	0	0
9:15	9	0	0	0	13	0	0	0
9:30	11	1	0	1	18	0	0	0
9:45	15	0	2	0	11	0	0	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	19	0	0	0	12	0	0	0
16:15	10	0	0	0	16	1	0	0
16:30	12	0	0	0	18	0	0	0
16:45	6	2	0	0	11	0	0	0
17:00	15	0	0	0	6	1	0	0
17:15	7	0	0	0	9	0	0	0
17:30	9	0	0	0	15	1	0	0
17:45	13	0	0	0	13	0	0	0
18:00	21	0	0	0	11	0	0	0
18:15	8	0	0	0	15	1	0	0
18:30	15	0	0	0	16	0	0	0
18:45	16	0	0	0	9	1	0	0

Turning Movement Count Report AM

Location ID: 6
North/South: La Cienega Boulevard
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	2	0	1	2	350	14	28	3	53	20	116	0	589
7:15	3	0	2	3	394	24	44	0	82	12	162	0	726
7:30	2	2	2	2	354	22	36	2	87	31	187	0	727
7:45	0	3	5	3	340	26	45	4	95	16	184	0	721
8:00	2	0	3	3	350	27	55	1	67	36	244	2	790
8:15	2	1	2	0	359	31	47	2	97	29	223	0	793
8:30	3	1	0	2	288	33	64	1	85	36	216	1	730
8:45	4	3	6	3	353	20	61	3	118	23	227	3	824
9:00	9	0	2	3	326	35	55	5	93	23	234	0	785
9:15	0	2	11	4	313	49	51	2	84	43	226	2	787
9:30	7	2	3	6	352	35	50	2	71	44	219	1	792
9:45	3	7	1	6	286	57	48	1	96	33	195	2	735

Total Volume:	37	21	38	37	4065	373	584	26	1028	346	2433	11	8999
Approach %	39%	22%	40%	1%	91%	8%	36%	2%	63%	12%	87%	0%	

Peak Hr Begin:	8:45												
PHV	20	7	22	16	1344	139	217	12	366	133	906	6	3188
PHF	0.942			0.954			0.817			0.964			0.967

Turning Movement Count Report PM

Location ID: 6
North/South: La Cienega Boulevard
East/West: Sunset Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	1	4	4	5	216	53	59	3	62	61	334	2	804
16:15	2	2	4	0	214	50	68	0	60	57	300	3	760
16:30	2	3	0	4	189	48	84	2	59	47	348	5	791
16:45	1	1	2	2	224	61	65	2	76	42	355	1	832
17:00	4	4	4	7	232	64	70	3	64	48	323	5	828
17:15	4	4	2	7	228	51	74	3	85	61	342	3	864
17:30	2	2	6	4	206	59	67	1	68	62	354	2	833
17:45	1	3	4	3	259	49	55	5	81	48	360	4	872
18:00	2	3	4	3	237	46	64	4	82	50	371	1	867
18:15	2	4	3	5	211	59	67	0	74	41	342	9	817
18:30	1	2	7	5	284	42	78	4	69	67	384	0	943
18:45	4	4	1	4	252	59	75	5	76	68	350	2	900

Total Volume:	26	36	41	49	2752	641	826	32	856	652	4163	37	10111
Approach %	25%	35%	40%	1%	80%	19%	48%	2%	50%	13%	86%	1%	

Peak Hr Begin:	18:00												
PHV	9	13	15	17	984	206	284	13	301	226	1447	12	3527
PHF	0.925			0.912			0.958			0.934			0.935

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	5	0	1	0	3	0	8	0
7:15	19	0	3	0	22	0	8	0
7:30	7	0	6	0	22	0	1	0
7:45	7	1	5	0	66	0	3	0
8:00	5	0	2	0	20	0	6	0
8:15	8	2	4	0	17	0	7	2
8:30	13	0	8	0	16	0	4	0
8:45	12	2	8	0	24	0	10	0
9:00	10	0	4	0	27	0	1	0
9:15	11	1	3	0	18	0	9	0
9:30	11	0	2	0	17	0	4	0
9:45	7	2	3	0	18	1	6	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	10	2	0	0	15	0	7	0
16:15	12	0	1	0	29	0	11	0
16:30	10	0	3	0	12	0	8	0
16:45	6	0	2	0	12	0	8	0
17:00	11	1	6	0	7	0	18	0
17:15	8	0	1	0	25	0	12	0
17:30	10	0	6	0	24	0	2	0
17:45	13	0	0	0	19	0	5	0
18:00	11	0	4	0	68	0	2	0
18:15	8	0	4	0	38	0	9	0
18:30	8	0	8	0	10	0	10	0
18:45	26	0	3	0	23	0	5	0

Turning Movement Count Report AM

Location ID: 7
North/South: La Cienega Boulevard
East/West: Holloway Drive

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	63	216	8	13	50	7	9	92	15	13	25	17	528
7:15	99	282	12	13	56	4	10	121	22	11	30	21	681
7:30	92	283	13	8	61	8	3	123	19	24	35	19	688
7:45	115	272	18	13	52	6	9	201	20	27	30	28	791
8:00	136	284	15	16	63	12	13	162	24	18	55	40	838
8:15	104	304	16	13	55	11	9	178	28	36	55	39	848
8:30	71	274	13	11	47	19	2	152	27	30	62	29	737
8:45	96	279	16	25	34	13	10	205	23	32	43	35	811
9:00	84	261	13	23	46	9	10	154	12	27	51	43	733
9:15	93	288	15	16	47	14	11	168	17	24	59	45	797
9:30	87	253	20	21	59	15	8	160	23	26	64	41	777
9:45	86	268	21	19	60	5	10	175	29	26	51	37	787

Total Volume:	1126	3264	180	191	630	123	104	1891	259	294	560	394	9016
Approach %	25%	71%	4%	20%	67%	13%	5%	84%	11%	24%	45%	32%	

Peak Hr Begin:	8:00												
PHV	407	1141	60	65	199	55	34	697	102	116	215	143	3234
PHF	0.924			0.876			0.875			0.912			0.953

Turning Movement Count Report PM

Location ID: 7
North/South: La Cienega Boulevard
East/West: Holloway Drive

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	46	203	14	18	26	6	15	268	26	28	75	111	836
16:15	47	197	18	20	34	8	17	237	26	28	83	136	851
16:30	48	236	24	23	44	8	17	315	20	30	78	129	972
16:45	47	216	20	19	32	4	12	244	21	31	85	134	865
17:00	52	211	19	19	41	6	14	281	23	38	87	108	899
17:15	41	218	21	25	51	6	16	297	23	37	71	130	936
17:30	63	213	28	20	39	12	21	285	34	29	88	113	945
17:45	59	208	26	25	43	7	12	221	33	33	108	130	905
18:00	45	201	19	24	43	9	15	265	28	43	81	121	894
18:15	41	210	19	25	48	12	13	259	32	41	86	125	911
18:30	48	216	21	21	34	9	19	265	23	25	84	129	894
18:45	56	227	20	15	44	4	20	273	20	36	84	132	931

Total Volume:	593	2556	249	254	479	91	191	3210	309	399	1010	1498	10839
Approach %	17%	75%	7%	31%	58%	11%	5%	87%	8%	14%	35%	52%	

Peak Hr Begin:	17:00												
PHV	215	850	94	89	174	31	63	1084	113	137	354	481	3685
PHF	0.953			0.896			0.926			0.897			0.975

Pedestrian/Bicycle Count Report

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	7	0	8	0	5	0	1	0
7:15	9	0	8	0	5	0	0	0
7:30	7	0	6	0	2	0	0	0
7:45	8	0	10	0	2	0	1	0
8:00	14	0	13	0	6	0	0	0
8:15	25	0	9	0	3	0	0	0
8:30	9	0	15	0	3	0	3	0
8:45	5	0	8	0	13	0	0	0
9:00	7	0	14	0	3	0	2	0
9:15	5	0	11	0	4	0	2	0
9:30	10	0	11	0	12	1	1	0
9:45	11	0	10	0	6	0	0	0

Leg:	*North*		*East*		*South*		*West*	
Class:	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
16:00	4	0	18	1	4	0	3	0
16:15	5	0	11	0	13	0	4	0
16:30	15	1	9	0	7	0	3	0
16:45	9	0	16	0	8	0	2	0
17:00	15	0	14	0	10	0	1	0
17:15	28	0	20	0	4	0	2	0
17:30	11	0	17	0	7	0	5	0
17:45	18	0	13	0	10	0	3	0
18:00	17	0	23	0	4	0	1	0
18:15	16	0	10	1	3	1	1	0
18:30	13	0	19	0	4	0	3	0
18:45	20	0	9	0	10	0	0	0

Turning Movement Count Report AM

Location ID: 8
North/South: San Vicente Boulevard
East/West: Cynthia Street

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	5	36	0	4	10	9	10	55	19	9	1	9	167
7:15	2	24	0	1	16	8	7	65	20	8	8	2	161
7:30	7	41	3	2	23	18	11	71	27	9	2	6	220
7:45	19	65	4	1	23	15	15	102	59	13	7	3	326
8:00	21	120	1	4	38	15	10	110	86	12	10	9	436
8:15	6	97	6	3	40	16	19	90	47	25	12	14	375
8:30	2	73	4	0	38	22	11	86	37	20	7	13	313
8:45	10	69	1	3	30	15	28	120	51	13	7	12	359
9:00	11	81	2	1	41	15	12	106	52	19	16	5	361
9:15	8	81	1	3	25	14	16	98	57	14	16	12	345
9:30	7	89	2	2	23	11	15	95	34	23	4	7	312
9:45	18	81	2	3	21	13	18	95	33	21	10	12	327

Total Volume:	116	857	26	27	328	171	172	1093	522	186	100	104	3702
Approach %	12%	86%	3%	5%	62%	33%	10%	61%	29%	48%	26%	27%	

Peak Hr Begin:	8:00												
PHV	39	359	12	10	146	68	68	406	221	70	36	48	1483
PHF	0.722			0.933			0.843			0.755			0.850

Turning Movement Count Report PM

Location ID: 8
North/South: San Vicente Boulevard
East/West: Cynthia Street

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	6	81	1	4	5	16	29	107	34	38	68	23	412
16:15	8	59	1	1	11	13	18	99	29	47	91	24	401
16:30	11	64	2	2	8	14	25	126	34	35	79	38	438
16:45	3	64	5	1	12	9	29	114	30	43	86	31	427
17:00	4	59	7	4	7	8	43	98	30	34	103	34	431
17:15	5	60	6	4	6	10	40	133	23	35	102	38	462
17:30	3	59	6	4	6	10	42	116	27	49	104	25	451
17:45	5	47	7	2	9	11	46	119	31	26	102	31	436
18:00	11	55	8	3	4	16	34	110	28	31	91	30	421
18:15	5	44	8	7	8	19	37	102	26	34	113	34	437
18:30	9	53	7	6	7	15	41	109	36	35	110	29	457
18:45	9	67	4	3	5	16	38	104	34	30	61	30	401
Total Volume:	79	712	62	41	88	157	422	1337	362	437	1110	367	5174
Approach %	9%	83%	7%	14%	31%	55%	20%	63%	17%	23%	58%	19%	
Peak Hr Begin:	17:00												
PHV	17	225	26	14	28	39	171	466	111	144	411	128	1780
PHF	0.944			0.920			0.954			0.959			0.963

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	2	0	2	0	1	0	2	0
7:15	2	0	1	0	0	0	2	0
7:30	0	0	2	0	1	0	4	0
7:45	1	0	3	0	2	0	2	0
8:00	3	1	4	1	2	0	7	0
8:15	3	0	3	0	2	0	4	0
8:30	4	0	2	0	2	0	2	0
8:45	2	0	4	0	0	0	0	0
9:00	5	0	1	0	2	0	0	0
9:15	3	0	2	0	0	0	2	0
9:30	1	0	3	0	3	0	3	0
9:45	3	0	0	0	3	0	1	0

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
16:00	1	0	1	0	2	0	1	0
16:15	1	0	2	0	0	0	3	0
16:30	2	0	2	0	1	0	9	0
16:45	0	0	0	0	4	0	3	0
17:00	0	0	2	0	2	0	3	0
17:15	3	0	1	0	1	0	3	0
17:30	1	0	4	0	4	0	5	1
17:45	5	0	1	0	4	0	5	1
18:00	1	0	3	0	2	0	6	0
18:15	2	0	3	0	4	1	3	0
18:30	5	0	3	0	7	0	4	0
18:45	3	0	7	0	4	0	4	0

Turning Movement Count Report AM

Location ID: 9
North/South: San Vicente Boulevard
East/West: Santa Monica Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	11	35	8	14	401	32	16	67	11	4	90	6	695
7:15	7	29	8	9	430	33	15	83	17	8	99	23	761
7:30	12	56	6	27	440	23	9	94	13	12	137	14	843
7:45	17	78	9	38	430	30	26	128	10	12	125	14	917
8:00	15	103	16	28	403	32	19	149	17	17	176	20	995
8:15	21	114	19	20	386	45	27	95	19	12	165	22	945
8:30	16	88	14	23	410	49	23	103	14	19	185	20	964
8:45	9	73	14	39	406	50	28	131	18	34	171	35	1008
9:00	21	92	12	30	385	47	46	121	19	27	158	30	988
9:15	20	89	9	36	371	53	34	104	23	32	139	22	932
9:30	14	93	18	27	352	58	38	90	20	23	168	30	931
9:45	25	85	18	22	373	52	27	97	13	31	206	23	972

Total Volume:	188	935	151	313	4787	504	308	1262	194	231	1819	259	10951
Approach %	15%	73%	12%	6%	85%	9%	17%	72%	11%	10%	79%	11%	

Peak Hr Begin:	8:00												
PHV	61	378	63	110	1605	176	97	478	68	82	697	97	3912
PHF	0.815			0.955			0.869			0.913			0.970

Turning Movement Count Report PM

Location ID: 9
North/South: San Vicente Boulevard
East/West: Santa Monica Boulevard

Date: 05/21/19
City: Los Angeles, CA

	Southbound			*Westbound*			*Northbound*			*Eastbound*			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
16:00	18	99	18	18	228	36	45	119	21	22	331	25	980
16:15	23	94	20	23	213	34	60	139	29	18	281	14	948
16:30	9	86	22	18	246	34	70	129	26	11	341	24	1016
16:45	19	98	20	10	208	35	62	149	27	19	287	26	960
17:00	16	79	19	23	239	40	69	145	28	17	316	30	1021
17:15	19	89	20	22	209	39	90	174	37	13	269	28	1009
17:30	12	79	19	24	247	41	74	140	20	13	317	20	1006
17:45	13	73	33	21	241	33	84	141	43	19	267	27	995
18:00	16	78	18	23	247	48	76	142	40	23	239	26	976
18:15	12	74	20	12	214	42	74	139	35	27	299	21	969
18:30	19	72	22	22	242	43	57	134	29	28	302	17	987
18:45	18	88	26	25	233	42	71	135	36	25	253	19	971
Total Volume:	194	1009	257	241	2767	467	832	1686	371	235	3502	277	11838
Approach %	13%	69%	18%	7%	80%	13%	29%	58%	13%	6%	87%	7%	
Peak Hr Begin:	17:00												
PHV	60	320	91	90	936	153	317	600	128	62	1169	105	4031
PHF	0.920			0.945			0.868			0.920			0.987

Prepared by City Count, LLC. (www.citycount.com)

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	29	0	1	0	11	0	12	0
7:15	20	0	13	2	26	0	15	0
7:30	30	0	16	0	13	0	13	1
7:45	18	0	13	0	14	0	21	0
8:00	22	0	14	1	10	0	15	0
8:15	21	1	22	0	21	1	23	2
8:30	29	0	25	0	12	1	26	0
8:45	24	1	20	0	24	0	25	1
9:00	23	0	18	0	11	1	22	1
9:15	29	1	16	0	18	0	15	0
9:30	20	0	8	0	18	0	16	0
9:45	31	0	15	0	16	0	19	0

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
16:00	59	1	20	0	38	2	12	0
16:15	59	2	25	0	40	0	23	1
16:30	78	0	21	0	37	1	34	0
16:45	54	1	26	0	39	0	25	1
17:00	57	1	32	2	38	2	54	0
17:15	50	1	28	0	33	0	25	0
17:30	91	0	44	0	75	1	36	0
17:45	71	1	16	0	37	1	34	0
18:00	62	2	25	1	33	1	51	0
18:15	58	0	26	1	17	0	23	0
18:30	62	0	27	0	64	0	35	0
18:45	59	0	28	0	41	0	45	0

Prepared by City Count, LLC (www.citycount.com)

ADT Volume Report

Larrabee Street between Nellas Street and Harratt Street

Day: Wednesday, May 22, 2019 **City:** Los Angeles, CA

Daily Totals	NB	SB	EB	WB	Total
	1773	1593	0	0	3366

AM	NB		SB		EB	WB	Total		PM	NB		SB		EB	WB	Total	
00:00	5		11				16		12:00	13		24				37	
00:15	8		14				22		12:15	14		32				46	
00:30	7		12				19		12:30	18		27				45	
00:45	3	23	6	43			9	66	12:45	21	66	22	105			43	171
01:00	6		6				12		13:00	17		24				41	
01:15	2		3				5		13:15	23		23				46	
01:30	5		15				20		13:30	22		28				50	
01:45	8	21	11	35			19	56	13:45	20	82	25	100			45	182
02:00	13		3				16		14:00	13		18				31	
02:15	3		7				10		14:15	14		25				39	
02:30	4		10				14		14:30	25		35				60	
02:45	4	24	5	25			9	49	14:45	20	72	22	100			42	172
03:00	1		2				3		15:00	30		29				59	
03:15	3		2				5		15:15	32		25				57	
03:30	0		3				3		15:30	25		26				51	
03:45	0	4	1	8			1	12	15:45	25	112	23	103			48	215
04:00	1		2				3		16:00	34		20				54	
04:15	3		3				6		16:15	35		31				66	
04:30	2		2				4		16:30	36		27				63	
04:45	2	8	5	12			7	20	16:45	41	146	25	103			66	249
05:00	1		0				1		17:00	63		27				90	
05:15	2		1				3		17:15	75		24				99	
05:30	6		4				10		17:30	71		15				86	
05:45	3	12	6	11			9	23	17:45	60	269	22	88			82	357
06:00	1		6				7		18:00	62		25				87	
06:15	5		8				13		18:15	67		24				91	
06:30	11		8				19		18:30	61		33				94	
06:45	7	24	10	32			17	56	18:45	40	230	27	109			67	339
07:00	5		4				9		19:00	33		26				59	
07:15	9		6				15		19:15	33		32				65	
07:30	13		12				25		19:30	29		29				58	
07:45	17	44	10	32			27	76	19:45	22	117	20	107			42	224
08:00	20		13				33		20:00	24		19				43	
08:15	16		11				27		20:15	20		11				31	
08:30	14		13				27		20:30	15		10				25	
08:45	21	71	17	54			38	125	20:45	17	76	12	52			29	128
09:00	20		17				37		21:00	19		22				41	
09:15	14		19				33		21:15	12		13				25	
09:30	20		16				36		21:30	20		13				33	
09:45	20	74	25	77			45	151	21:45	13	64	35	83			48	147
10:00	17		19				36		22:00	7		19				26	
10:15	15		17				32		22:15	11		19				30	
10:30	11		15				26		22:30	12		18				30	
10:45	14	57	18	69			32	126	22:45	26	56	17	73			43	129
11:00	17		21				38		23:00	8		16				24	
11:15	23		21				44		23:15	11		26				37	
11:30	28		35				63		23:30	10		21				31	
11:45	7	75	26	103			33	178	23:45	17	46	6	69			23	115
Totals		437		501			938		Totals		1336		1092			2428	
Split %		46.6%		53.4%			27.9%		Split %		55.0%		45.0%			72.1%	

Daily Totals	NB	SB	EB	WB	Total
	1773	1593	0	0	3366

AM Peak Hour	10:45	11:00	11:00	PM Peak Hour	17:00	18:30	17:00
AM Peak Volume	82	103	178	PM Peak Volume	269	118	357
AM Pk Hr Factor	0.732	0.736	0.706	PM Pk Hr Factor	0.897	0.894	0.902

Prepared by City Count, LLC (www.citycount.com)

ADT Volume Report

Harratt Street east of Larrabee Street

Day: Wednesday, May 22, 2019 **City:** Los Angeles, CA

Daily Totals	NB	SB	EB	WB	Total
	0	0	468	566	1034

AM	NB	SB	EB		WB		Total		PM	NB	SB	EB		WB		Total	
00:00			4		1		5		12:00			6		9		15	
00:15			0		0		0		12:15			8		11		19	
00:30			0		2		2		12:30			7		8		15	
00:45			4	8	1	4	5	12	12:45			7	28	16	44	23	72
01:00			0		1		1		13:00			8		6		14	
01:15			1		1		2		13:15			1		8		9	
01:30			3		0		3		13:30			7		11		18	
01:45			2	6	3	5	5	11	13:45			8	24	9	34	17	58
02:00			2		2		4		14:00			4		11		15	
02:15			2		1		3		14:15			1		10		11	
02:30			1		0		1		14:30			8		12		20	
02:45			0	5	1	4	1	9	14:45			10	23	14	47	24	70
03:00			1		0		1		15:00			8		9		17	
03:15			0		0		0		15:15			8		7		15	
03:30			1		0		1		15:30			6		1		7	
03:45			0	2	0	0	0	2	15:45			6	28	6	23	12	51
04:00			0		0		0		16:00			10		9		19	
04:15			0		0		0		16:15			7		10		17	
04:30			0		0		0		16:30			8		10		18	
04:45			1	1	0	0	1	1	16:45			12	37	6	35	18	72
05:00			0		0		0		17:00			6		10		16	
05:15			0		0		0		17:15			17		9		26	
05:30			1		1		2		17:30			9		9		18	
05:45			1	2	2	3	3	5	17:45			9	41	3	31	12	72
06:00			0		3		3		18:00			12		11		23	
06:15			0		4		4		18:15			15		8		23	
06:30			1		5		6		18:30			12		15		27	
06:45			1	2	5	17	6	19	18:45			8	47	7	41	15	88
07:00			5		10		15		19:00			15		7		22	
07:15			3		8		11		19:15			9		9		18	
07:30			2		10		12		19:30			10		4		14	
07:45			1	11	6	34	7	45	19:45			6	40	10	30	16	70
08:00			4		16		20		20:00			14		16		30	
08:15			2		12		14		20:15			6		7		13	
08:30			6		10		16		20:30			10		3		13	
08:45			2	14	9	47	11	61	20:45			3	33	7	33	10	66
09:00			5		10		15		21:00			3		1		4	
09:15			9		9		18		21:15			6		3		9	
09:30			6		6		12		21:30			5		4		9	
09:45			8	28	9	34	17	62	21:45			5	19	4	12	9	31
10:00			3		3		6		22:00			1		6		7	
10:15			3		9		12		22:15			4		2		6	
10:30			3		7		10		22:30			5		3		8	
10:45			5	14	9	28	14	42	22:45			8	18	4	15	12	33
11:00			6		10		16		23:00			1		4		5	
11:15			2		7		9		23:15			2		3		5	
11:30			14		13		27		23:30			4		0		4	
11:45			6	28	4	34	10	62	23:45			2	9	4	11	6	20
Totals				121		210	**331**		**Totals**				347		356	**703**	
Split %				36.6%		63.4%	**32.0%**		**Split %**				49.4%		50.6%	**68.0%**	

Daily Totals	NB	SB	EB	WB	Total
	0	0	468	566	1034

AM Peak Hour	11:00	08:00	**10:45**	**PM Peak Hour**	18:15	14:00	**18:00**
AM Peak Hr Volume	28	47	**66**	**PM Peak Hr Volume**	50	47	**88**
AM Pk Hr Factor	0.500	0.734	**0.611**	**PM Pk Hr Factor**	0.833	0.839	**0.815**

Attachment B

TDM Strategies

ATTACHMENT
TDM STRATEGY DETAILS

On-site Wayfinding & Signage	
Description:	Applicable to developments on sites greater than 2.5 acres in size. Provide directional signage and/or wayfinding to locate nearby transportation services and amenities (e.g. transit stops and bicycle routes).
Standards:	Provide multimodal wayfinding and signage at main entrances and/or at key decision points.
	Wayfinding and signage should be located externally/internally to direct users to transportation services and infrastructure, including but not limited to transit, bikeshare, carshare, bike parking and amenities, ride-hailing, taxi/shuttle/carpool/vanpool pick-up/drop-off locations.
	Wayfinding and signage shall meet City standards.
Monitoring & Reporting:	City staff should confirm installed wayfinding meets design requirements noted above during a pre-occupancy inspection of the site. The property owner should include photos of wayfinding demonstrating that all signage is in place, up to date, properly maintained, and visible to tenants/residents upon submittal of their annual TDM Reporting Update.
Justification:	Establishing a wayfinding system throughout a project site, or near key access points, provides clear directions to key destinations and encourages the use of implemented TDM amenities. CAPCOA does not specifically quantify the trip reduction benefits of wayfinding and signage, as it has little impact when implemented alone.

Real-Time Multimodal Information ***Points:1***	
Description:	Provide monitors that display travel options and real-time transit schedules (e.g. transit screens, TNC wait times, bikeshare availability). Should be located in highly visible locations such as building entrances and hotel lobbies.
Standards:	Provide at least one real-time display at highly visible location.
	Display should be curated by location and show nearby stops, travel time for different transportation modes and options, and transit schedules.
	Transportation options include, but are not limited to: train, bus, personal bike, bikeshare, walking, ride-hailing service (Uber/Lyft), carshare, and private shuttles.
Monitoring & Reporting:	City staff should confirm that the installed display(s) meet design requirements noted above during a pre-occupancy inspection of the site. The property owner should include current photos of the display to demonstrate that all components are in place, properly maintained, and visible to tenants/residents upon submittal of their annual TDM Reporting Update.
Justification:	Real-time information displays support on-the-go decision-making and help to mitigate reliability concerns with alternative modes. CAPCOA does not specifically quantify the trip reduction benefits of wayfinding and signage, as it has little impact when implemented alone.

Bike Repair Station ***Points:1***	
Description:	Provide an on-site bicycle repair station with adequate tools that is publicly accessible, visible, and located at ground level.
Standards:	Install bicycle repair stations to allow for basic repair with a bicycle pump, screwdrivers, wrenches, and hex tools.
	Locate at ground level, weather-protected, well-lit, easy-to-find areas near bicycle parking and building entrances.
Monitoring & Reporting:	City staff should confirm that the installed repair station(s) meet design requirements noted above during a pre-occupancy inspection of the site. The property owner should include up-to-date photos of the repair station(s) demonstrating that all tools are in place, properly maintained, and accessible to tenants/residents upon submittal of their annual TDM reporting update.
Justification:	On-site repair stations support the ongoing use of bicycles as a reliable mode of alternative transportation. CAPCOA does not specifically quantify the trip reduction benefits of repair stations, as they have little impact when implemented alone.

Guaranteed Ride Home ***Points:2***	
Description:	Offer non-drive alone commuters free rides home in event of an approved emergency. Can be provided through LA Metro's Guaranteed Ride Home Program which offers up to two rides per 12-month period.
Standards:	Provide full reimbursements for qualified trips home to employees who commute to/from work by biking, taking public transit, or carpooling at least one day of the week.
	Valid emergencies include personal illness/emergencies, family illness/emergency, unplanned overtime, inclement weather, and mechanical problems.
	Provide at least 2 free rides in a 12-month period, and up to $3.50 per mile.
	Set a cap to discourage commuters from abusing the program and relying on it as a secondary commute mode.
	Provide reimbursements for taxis, ride-hailing services (Uber/Lyft), company vehicles, and transit.
	Can be implemented internally or through Metro's Guaranteed Ride Home program.
Monitoring & Reporting:	Employers should designate a representative to ensure that employees do not exceed their maximum number of free rides/per mile subsidies within the 12-month period. Employees should submit receipts detailing the transportation mode, mileage, and total cost. Provide written policy to City as part of the annual report.
Justification:	Provides a way for employees who commute to work by transit, carpool, vanpool, biking, or walking to travel home when an unexpected need arises (such as a personal emergency or unscheduled overtime). CAPCOA calculates a trip reduction ranging from 1.0 – 6.2% for Guaranteed Ride Home programs when it is part of a larger group of commute trip strategies.

Rideshare Matching ***Points:2***	
Description:	Facilitate carpooling by investing in a platform or database that matches potential riders. Can be implemented through the Director or through a private operator such as Scoop or RideAmigos.
Standards:	Provide a rideshare matching service to identify potential carpool partners; dynamic rideshare options may be suitable if encouraged for all participants. Ridesharing shall mean the use of a private vehicle to facilitate pre-arranged rides between residents, visitors, or employees within similar trip origins and destinations. Rideshare can be facilitated through a trip coordinator or with web or mobile based applications.
	Implement internally or through a third-party operator such as Scoop or RideAmigos.
	Partners can be matched during new hire orientation, a company-wide survey, and/or on-demand.
Monitoring & Reporting:	The property owner should submit copies of invoices for a ride matching platform and provide any informational materials distributed that describe the program during submittal of their annual TDM reporting update.
Justification:	Rideshare matching eases the burden of locating carpool partners by connecting employees who live and work in close proximity and have similar work hours. Rideshare matching falls under Commute Trip Reduction Programs, which CAPCOA calculates a VMT reduction of 1-6.2%.

Delivery Amenities	
Points:2	
Description:	Facilitate delivery services by providing a staffed reception desk, delivery lockers, or other delivery amenity.
Standards:	Facilitate delivery services by providing one of the following areas to receive deliveries: - Staffed reception desk -Delivery lockers -Temporary storage for deliveries -Temporary refrigeration of grocery deliveries -Other delivery supportive areas as proposed by the property owner.
Monitoring & Reporting:	The City should confirm the installation of the aforementioned amenities during a pre-occupancy inspection of the site. The property owner should include up to date photos of the amenities demonstrating that all components are properly maintained and accessible to tenants/residents upon submittal of their annual monitoring and reporting update.
Justification:	May reduce VMT through reducing the number of trips, such as shopping, that may otherwise have been made by a single occupant vehicle and reduces trip by delivery vehicles. CAPCOA does not specifically quantify the trip reduction benefits of delivery support amenities, as they have little impact when implemented alone.

Bike Racks	
Points:2	
Description:	Provide on-site bike parking that is double the amount required by the Municipal Code 19.28.150. Can be provided via a combination of bike racks and secure bike storage if desired. The Director is available to advise on more detailed design and siting considerations to ensure that bicycle facilities are placed and designed to ensure high visibility and usage.
Standards:	Provide bike parking that is double the amount required by the Municipal Code 19.28.150. Can be provided via a combination of bike racks and secure bike storage if desired. Locate bike racks at well-lit, easy-to-find areas nearby bike facilities and building entrances and at grade. The Director is available to advise on more detailed design and siting considerations to ensure that bicycle facilities are placed and designed to ensure high visibility and usage.
Monitoring & Reporting:	The City should confirm that the installed spaces meet the design requirements stated above during a pre-occupancy inspection of the site. The property owner should include up to date photos of the bicycle parking demonstrating that the spaces are in good condition and accessible during annual reporting.
Justification:	CAPCOA does not specifically quantify the trip reduction benefits of bicycle parking; however, it is included as a supporting element of “Improved Design of Development,” which has a calculated trip reduction of 3.0-21.3%. The Center for Clean Air Policy (CCAP) Guidebook attributes a 1%-5% VMT reduction to the overall use of bicycles, of which 0.625% can be attributed to bicycle parking.

Secure Bike Storage	
Points:2	
Description:	Provide secure and long-term bike parking on-site via a secure bike room or ground floor lockers. Provide at least 1 space per 3,000 sq. ft. of floor area, with a minimum of 4 spaces. Establish a building policy to permit bicycles in elevators.
Standards:	Provide at least one space/ 3,000 sq. ft. of floor area, with a minimum of four spaces. Establish a building policy to permit bicycles in elevators. Locate bike parking at weather-protected, well-lit, easy-to-find areas nearby bike facilities and building entrances and at grade where possible. Install signage to increase awareness of the facility among site users.
Monitoring & Reporting:	The City should confirm that the installed spaces meet the design requirements stated above during a pre-occupancy inspection of the site. The property owner should include up to date photos of the bicycle parking demonstrating that the spaces are in good condition and accessible during annual reporting.
Justification:	CAPCOA does not specifically quantify the trip reduction benefits of bicycle parking; however, it is included as a supporting element of “Improved Design of Development,” which has a calculated trip reduction of 3.0-21.3%. The Center for Clean Air Policy (CCAP) Guidebook attributes a 1%-5% VMT reduction to the overall use of bicycles, of which 0.625% can be attributed to bicycle parking.

On-Site Bike Share Hub	
Points:2	
Description:	Sponsor or provide a WeHo Pedals Bike Share hub on site. If the City determines the location is not a good site or expansion is not possible at that time, a private bike share fleet may be provided.
Standards:	When possible, if bikeshare stations are not located nearby, negotiate with the City Bikeshare representative for on-site placement of stations in convenient, publicly accessible locations. When not a viable option, property owners and managers can provide on-site bikeshare themselves or through a third-party vendor. Shared bikes should be branded and marketed to increase visibility.
Monitoring & Reporting:	City staff should confirm the provision of the shared bicycles during a pre-occupancy inspection of the site. The property owner should include up to date photos of the bicycles demonstrating that all components are properly maintained and accessible to tenants/residents upon submittal of their annual TDM reporting update.
Justification:	Provides a flexible alternative to driving alone at places of work and residential buildings. While unlikely to serve as a means of commuting, onsite loaner bicycles offer a viable alternative for midday trips such as lunch or meetings at offices and for errands at residential sites. CAPCOA does not specifically quantify the trip reduction benefits of loaner bicycles, as they have little impact when implemented alone.

Preferential Parking	
Points:2	
Description:	Designate the most desirable parking spaces for carpools and vanpools. Requires ongoing enforcement to be effective.
Standards:	Provide preferential parking at the following rates: -Carpool/vanpool: 2% of all parking spaces. Post or mark parking spaces clearly as carpool or vanpool use only. Identify preferential locations, such as the first (or most convenient) level within parking structures and spaces closest to building entrances (after ADA spaces).

	Pair with enforcement to monitor use and compliance; adjust total quantities of spaces needed annually.
Monitoring & Reporting:	Assign parking permits and monitor the occupancy rate to determine whether sufficient levels of preferential parking are being provided. Property owners should employ parking enforcement officers to ensure spaces are solely being used by carpool and vanpool users. Provide documentation to City during annual reporting.
Justification:	Reserving parking spaces near building entrances and other desirable locations for carpool and vanpool vehicles encourages people to share rides to work. CAPCOA calculates a trip reduction ranging from 1.0 – 6.2% for preferential parking for carpools and vanpools.

EV Chargers and Preferential Parking ***Points:2***	
Description:	Designate the most desirable parking spaces for electric vehicles (EVs) and provide charging stations. Requires ongoing enforcement to be effective.
Standards:	For development required to provide Electric Vehicle Charging per Zoning Ordinance, West Hollywood Municipal Code, provide double the EV preferential parking and chargers (1 charger per space) for electric vehicles.
	Post or mark parking spaces clearly as EV use only.
	Identify preferential locations, such as the first (or most convenient) level within parking structures and spaces closest to building entrances (after ADA spaces).
	Pair with enforcement to monitor use and compliance; adjust total quantities of spaces needed annually.
Monitoring & Reporting:	Property owners should employ parking enforcement officers to ensure spaces are solely being used by EV vehicles. Provide documentation to City during annual reporting.
Justification:	Reserving parking spaces near building entrances and other desirable locations for carpool and vanpool vehicles encourages people to share rides to work. CAPCOA calculates a trip reduction ranging from 1.0 – 6.2% for preferential parking for carpools and vanpools.

Carshare Parking ***Points:3***	
Description:	Designate parking for carshare vehicles in convenient and publicly accessible area with spaces clearly marked as carshare only. This strategy is available to all but particularly recommend for new development projects.
Standards:	Post or mark parking spaces clearly as carshare only at the following rates: - A minimum of one carshare parking space per site; and - One carshare parking space per 20,000 Occupied Floor Area.
	Assign carshare spaces by converting existing parking spaces or in convenient and publically accessible areas.
Monitoring & Reporting:	City staff should confirm that the numbers of required spaces are provided during a pre-occupancy inspection of the site. The property owner should include up-to-date photos of the carshare spaces and any accompanying signage to demonstrate that they are in good condition and accessible to tenants/residents in the submittal of their annual TDM reporting update.
Justification:	Carshare enables people to forego car ownership and thereby drive less overall. Providing onsite carshare parking increases program accessibility. CAPCOA calculates a VMT reduction of 0.4-0.7% for carshare programing.

Carshare Membership ***Points:3***	
Description:	Offer fully subsidized annual carshare memberships. For developments, the strategy can be accomplished by providing one year of a fully subsidized carshare membership. Recommended to be combined with carshare parking for maximum effectiveness.
Standards:	Provide a carshare subsidy to cover at least 50% of monthly carshare membership fees.
	Establish a business account with a third party vendor and purchase memberships for employees who wish to carshare.
	If carshare vehicles are not located within walking distance of the site, negotiate with the vendor for on-site placement of vehicles in convenient, publicly accessible locations.
Monitoring & Reporting:	The property owner should submit copies of invoices for carshare memberships and any informational materials that describe available carshare benefits that have been provided to employees/residents during submittal of their annual TDM reporting update.
Justification:	Carshare enables people to forego car ownership and thereby drive less overall. CAPCOA calculates a VMT reduction of 0.4-0.7% for carshare programing.

Price Parking ***Points:3***	
Description:	Applicable to any facility that offers private parking. Charge for parking by setting a minimum price per hour or per day. For residential uses, utilize the unbundled parking strategy.
Standards:	Determine pricing based on optimal occupancy during peak periods (85%).
Monitoring & Reporting:	The property owner should submit copies of all informational materials about parking pricing and current rates as part of their annual TDM reporting update. Conduct bi-annual parking occupancy analysis to evaluate program effectiveness.
Justification:	Pricing parking at or above market rates provides a clear signal to employees to consider shifting to alternate modes. Workplace parking pricing is most effective when nearby on-street spaces are priced at market rates or regulated with residential parking permits. CAPCOA calculates a VMT reduction of 0.1-19.7% for parking cash out.

Bike Share Membership ***Points:3***	
Description:	Offer a fully subsidized WeHo Pedals/Bikeshare Connect membership as an option to employees, residents and/or visitors.
Standards:	Determine pricing based on optimal occupancy during peak periods (85%).
	Establish a corporate account with WeHo Pedals/Bikeshare Connect to purchase memberships for employees, residents, and visitors who wish to use bikeshare.
	If bikeshare stations are not located nearby, negotiate with the vendor for on-site placement of stations in convenient, publicly accessible locations.

Monitoring & Reporting:	The property owner should submit copies of invoices for WeHo Pedals memberships and any informational materials describing available bike share benefits provided to employees/residents during submittal of their annual monitoring and reporting update.
Justification:	Bikeshare provides flexibility and options for existing cyclists while introducing bicycling as a viable form of transportation to new users. CAPCOA does not specifically quantify the trip reduction benefits of bike share, as it has little impact when implemented alone.

Telecommuting ***Points:4***	
Description:	Provide telecommute and/or flexible schedule options for employees, with the exception of temporary, contracted, and seasonal employees.
Standards:	A site is eligible for this strategy if 10% of employees or more could potentially access this policy based on their job requirements.
	Adopt an official telecommute and/or flexible schedule policy allowing employees to: - Telecommute at least 1.5 days per week and/or - Work compressed work weeks outside of the traditional five eight-hour days per week (i.e. 9/80, 4/40).
	Document telecommuting and/or flexible schedule policy and enrollment figures in the annual report.
Monitoring & Reporting:	Conduct an annual survey to determine how many employees are partaking in flexible work schedules and use the data to track popularity each year.
Justification:	Telecommuting and flexible schedules allows employees to commute less frequently or during off-peak times. CAPCOA calculates a trip reduction ranging from 0.07 – 5.50% for flexible work arrangement programs.

Vanpool, Shuttle, or Microtransit Program ***Points:4***	
Description:	Offer private vanpool, shuttle, or microtransit services to employees or other site users. Can be achieved by partnering with other employers or entities. For example, providing connections to nearby rail stations.
Standards:	Limit vanpools to groups of five to 15 employees.
	Vanpool members should regularly travel together no less than 30 roundtrip miles at least 13 days each month.
	Riders typically pay a monthly fare and maintenance fee, while drivers ride at a discounted rate in exchange for driving and maintaining the van.
	Vans can be owned/leased by employers, employees, or third-party operators.
	Provide a vanpool subsidy to cover at least 50% of monthly vanpool expenses which can include vanpool fare, insurance, fuel, or maintenance.
	Implemented internally, through the Metro Vanpool Program, or third-party operator.
Monitoring & Reporting:	The property owner should submit copies of invoices for vanpool expenses and any informational materials distributed that describe the program during submittal of their annual TDM reporting update.
Justification:	Vanpooling is a proven and effective means of reducing commuter trips. CAPCOA groups vanpool programs with shuttle programs for a combined calculated VMT reduction of 0.3-13.4%.

Employee Parking Cash-Out ***Points:4***	
Description:	Applicable to new developments and employers. If parking is leased, give employees the option to receive the full cash value of the space in lieu of parking. If parking is not leased, the cash-out can be equal to or more than the lowest monthly parking rate at the nearest public parking facility as identified at time of annual submission.
Standards:	Offer to employees who receive free or subsidized parking.
	Cash-out amounts vary by office and the amount paid per parking space.
	Can be applied to employers who lease or own their parking supply.
Monitoring & Reporting:	The property owner should submit copies of all informational materials about cash out and current rates for all employers at the site as part of their annual TDM reporting update.
Justification:	Parking cash-out allows employees to forgo subsidized or free workplace parking in exchange for the cash equivalent of the cost of the space covered by the employer. Like unbundling, cash out can be an extremely effective strategy as it helps to highlight the true cost of parking and provides financial incentive to shift to, or maintain use of alternative modes. CAPCOA calculates a VMT reduction of 0.6-7.7% for parking cash out.

Unbundled Parking ***Points:4***	
Description:	Detach the cost of parking from rents or leases. Affordable units should unbundle parking rates proportional to the unit cost.
Standards:	Lease parking spaces separately so tenants only pay for the number of desired parking spaces.
	Property owners must be able to lease or sell excess parking spaces.
	City staff should regulate nearby on-street parking to avoid potential spillover issues from residents and employees using on-street parking to avoid paying for parking.
	Charge affordable units for parking in proportion to the cost of the unit.
Monitoring & Reporting:	The property owner should submit copies of all informational materials about unbundled parking and current parking rates as part of their annual TDM reporting update.
Justification:	Unbundling separates parking from property costs and requires those who wish to access a parking space to do so at an additional marginal cost. Unbundling is one of the most effective methods of discouraging single-occupant vehicle (SOV) travel as it reflects the true cost of parking, which is usually “hidden” in rents. CAPCOA calculates a VMT reduction of 2.6-13% for unbundling parking.

Showers & Lockers

Points:4	
Description:	Applicable to commercial and mixed use projects. Provide showers and lockers on-site for employees.
Standards:	Provide shower facilities and lockers for employees or other visitors to secure and store clothing and personal items – at least one showers and at least six lockers for every 30 bike parking spaces.
Monitoring & Reporting:	City staff should confirm that the changing facilities meet design requirements stated above during a pre-occupancy inspection of the site. The property owners should include up-to-date photos of the changing facilities demonstrating that the showers and lockers are in good shape and accessible to tenants during submittal of their annual TDM reporting update.
Justification:	Providing showers and lockers encourages employees to walk and bike to work, especially for employees that ride longer distances or have concerns about arriving to work sweaty from a bike ride. A policy brief from the California Air Resources Board cites studies in which end of trip facilities, including showers at work places, increase the perceived comfort of bicycling and encourage shifts from other modes. CAPCOA calculates a VMT reduction of 5.4-6.2% for providing showers and lockers.

Transit Subsidies ***Points:5***	
Description:	Provide a transit subsidy equal to at least 50% of a monthly transit pass (i.e. Metro BTAP) to all residents and/or employees on site. Can be provided via a BTAP pass or a stored value on a TAP card.
Standards:	Provide a monthly transit subsidy to cover at least 50% of monthly transit fares.
	Distribute pass subsidies on a monthly, quarterly, or annual basis by providing preloaded TAP cards or using a third-party transit benefits vendor.
	Offer pass subsidies to all employees and/or residents, regardless of primary commute mode, to encourage using transit as a primary or secondary choice.
Monitoring & Reporting:	Business/property owners should include copies of invoices for transit pass contributions and any informational materials that describe available transit benefits that have been provided to employees/residents in the submittal of their annual TDM reporting update.
Justification:	Subsidized transit passes provide a strong incentive to utilize transit and may be the catalyst for some residents or employees to forgo vehicle ownership entirely. CAPCOA calculates a VMT reduction of 0.3-20.0% for transit subsidies.

Commuter Incentives ***Points:5***	
Description:	Applicable to employees who do not receive free parking at work. Provide a monetary incentive of at least $30 per month for employees who commute to work via sustainable modes (i.e. walk, bike, transit, carpool/vanpool, or low-emission vehicle).
Standards:	Provide a direct cash incentive for each non-drive alone commute trip (i.e. walk, bike, transit, carpool/vanpool, or low-emission vehicle).
	The total value of incentives should be at least $30 per participant, per month, or $360 annually.
	May also incorporate shared Transportation Network Company services (e.g. UberPOOL or LyftLine) only for trips to and from a Metro/bus hub and pending confirmation of the ability to geofence and ensure ridesharing.
Monitoring & Reporting:	Business owners should document the total number of employees and/or visitors that were provided with incentives for non-drive alone trips within the year. If no employees or visitors have opted to receive the incentive, the business owners should submit documentation showing that incentives were offered and declined.
Justification:	Incentivizing alternative modes and shared rides can dissuade drive alone commuting. CAPCOA does not specifically quantify the trip reduction benefits of commuter incentives; however, this is similar to providing a parking cash-out, which has a calculated VMT reduction of 0.6-7.7%.

On-Site Daycare ***Points:5***	
Description:	Provide childcare services on-site through a licensed daycare provider. Preference should be given to those who live or work on-site.
Standards:	Include an on-site childcare facility through a licensed daycare provider that complies with all state and City requirements, including provisions within the West Hollywood Municipal Code. Enrollment preference should be given to on-site employees and residents.
Monitoring & Reporting:	Before construction the developer/property owner should identify the location of the childcare space and submit plans for City staff to ensure that the facility will meet any applicable State and City requirements. Department of City Planning staff should confirm the constructed facility meets the specifications of approved plans during a pre-occupancy inspection of the site. The property owner should submit a letter from the contracted childcare provider that includes a description of the facility's operations (days of week and hours of operation, level of enrollment, etc.) and contact information of all applicable parties upon submittal of their annual monitoring and reporting update.
Justification:	Provision of on-site childcare may reduce VMT related to drop-off/pick-ups of children, in addition to making it easier for parents and caregivers to shift their daily commutes to other modes. CAPCOA does not specifically quantify the trip reduction benefits of on-site childcare, as no literature on its effects was identified.

Innovative Measures ***Points:1-5***	
Description:	Innovation is encouraged. Other strategies may achieve similar effects, ranging from emerging technology-based initiates to physical features that enhance walkability. To achieve this strategy, propose your concept to the Director to receive confirmation of its applicability and point value.
Standards:	Trip Reduction Potential: The potential reduction should be proven to reach the drive-alone mode share, or AVR, target set for the development. Average vehicle ridership or AVR shall mean the total number of people that arrived at a site on the given day of observation, divided by the number of vehicles trips into or out of the site during the defined peak period of 6 a.m. to 10 a.m. in the morning and 3 p.m. to 7 p.m. in the evening.
Monitoring & Reporting:	As part of the annual reporting, information must be included to show the overall effectiveness, use, and impact of user satisfaction of any "innovation" strategy implemented as part of a TDM program.

Attachment E7

Alternative 4 Billboard Lighting Calculations

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MEMO

Date:	March 15, 2024
Project:	8850 Sunset Signs
Subject:	Signs Light Trespass Calculations
From:	Jacob Graige
To:	Jennifer Davis
cc:	Brian League, Francis Krahe

Francis Krahe & Associates Inc. is pleased to provide the following information pertaining to the proposed 8850 Sunset Boulevard project (Project) Signs lighting. We have reviewed the location, size, and orientation of the revised proposed Signs and calculated the light trespass at nearby residentially zoned properties to determine compliance with the City of West Hollywood Sunset Boulevard Off-Site Signage Policy (Policy). The details of the lighting calculations are discussed below.

A. Calculation Methodology

1. Light trespass illuminance is evaluated in this Memo with respect to vertical illuminance at nearby residentially zoned properties. Light trespass illuminance is calculated by the illumination modeling software program AGI32 in accordance with the procedures defined by the Illuminating Engineering Society. This software utilizes the three-dimensional computer models of the topography, the buildings, and Signs to generate an accurate prediction of future illuminance from the Signs.
2. Light trespass illuminance from the Signs is evaluated at the nearest residentially zoned property lines. The calculations simulate light meters measuring the illuminance at ten feet on center from the ground to the maximum height. In this Memo, the vertical calculation planes extend from grade to 150 feet above grade. Residential properties abutting the Sunset Specific Plan boundary are analyzed as part of the Sunset Specific Plan.
3. Light trespass calculations assume both Project Signs operating at full brightness simultaneously with no shielding. See Figure 1 below which diagrams the vertical calculation plan locations.

MEMO

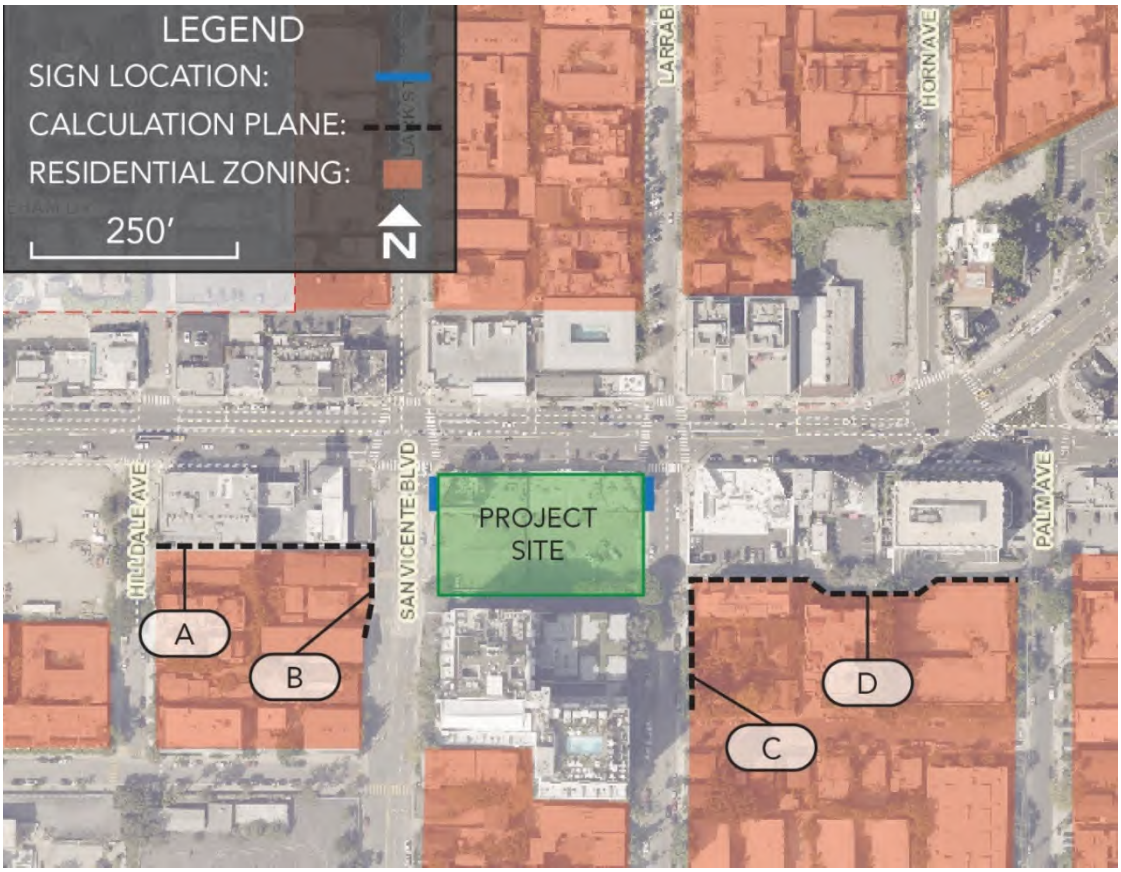

Figure 1: Project Site, Signs, Residential Zoning, and Calculation Plane Locations

B. Project Sign Calculations

1. Francis Krahe & Associates has calculated the light trespass at the nearest residentially zoned properties to the Project east and west facing Signs. The west facing Sign is 2000 sqft and operates at a brightness of 150 cd/m^2, while the east facing Sign is 1000 sqft and operates at a brightness of 300 cd/m^2.

2. The results of the light trespass calculations of the revised Project Signs are summarized in the table below:

MEMO

Calculation Plane	Illuminance (fc)			Analysis (1.4 fc Policy Maximum)
	Maximum	Minimum	Average	
A	0.90	0.00	0.21	Complies
B	1.10	0.10	0.45	Complies
C	0.40	0.00	0.22	Complies
D	0.80	0.00	0.14	Complies

3. The highest maximum light trespass value occurs at calculation plane B which is located at the east property line of the residential property located at 1023 N San Vicente Blvd.

4. A rendering of the project looking southeast at the west facing Sign is presented below as Figure 2. The rendering shows the building massing, topography, Signs, and calculation planes. Calculation planes appear as an array of text values in the locations the light trespass is calculated; Text appearing in white is below the 1.4 fc threshold established by the Policy while text in red is above the 1.4 fc threshold. All light trespass is below the 1.4 fc threshold and therefore appear white.

MEMO

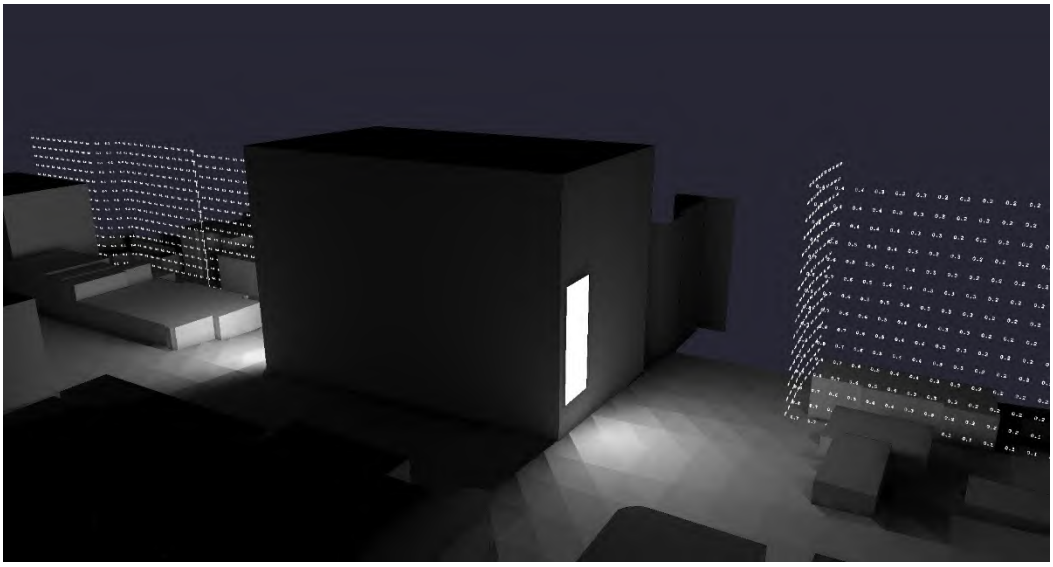

Figure 2: 3D Calculation Rendering

C. Conclusions

1. The results of the light trespass calculations above indicate that the Sign does not exceed the 1.4 fc light trespass threshold stipulated within the Policy at nearby residentially zoned properties and therefore does not create a light trespass impact.
2. All residentially zoned properties that are further away from the Project Signs will receive less light trespass due to attenuation.

Please review the information contained in this memo and provide your comments.

Thank you,

Francis Krahe & Associates

Jacob Graige